



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Plot 35, Chesterton, Mytton Oak Manor,
Shrewsbury SY3 5RT**

**Offers in the Region
of £349,950**

To view this property please call us on **01743 236 800** Ref:

The Chesterton is an elegant three-bedroom semi-detached home from our Legacy Collection. As you step inside, you discover a spacious hallway. The home features a well-appointed kitchen/dining room with French doors that open onto the garden, perfect for indoor-outdoor entertaining, whilst the living room benefits from a bay window, inviting natural light in.

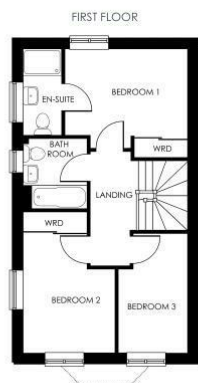
Up the winding staircase, bedroom one is a retreat of luxury, complete with an en-suite and a built-in wardrobe, offering convenience and ample storage. Bedroom two also features a built-in wardrobe, maximising space. Bedroom three makes the perfect children's room or home office and the large family bathroom ensures comfort for all.

The Chesterton is the epitome of contemporary living, providing comfort, convenience, and an attractive design.

The home also comes with a large driveway for two cars and an EV charging point.



FLOOR PLANS



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

16'11" x 12'3" (5.16m x 3.73m)

KITCHEN / DINING ROOM

16'11" x 10'2" (5.16m x 3.10m)

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

12'6" x 11'3" (3.81m x 3.43m)

EN SUITE SHOWER ROOM

BEDROOM 2

14'5" x 9'6" (4.39m x 2.90m)

BEDROOM 3

12'3" x 7'1" (3.73m x 2.16m)

BATHROOM



HOW TO FIND THIS PROPERTY

What3words: <https://w3w.co/spare.kidney.portfolio>



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band:

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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