



4 Gransden Drive, Shrewsbury SY3 6BZ

Shrewsbury & Country House Sales

**MILLER  
EVANS**



## 4 Gransden Drive, Shrewsbury SY3 6BZ

**Guide Price £1,100,000**

Freehold

- Beautifully presented detached family home
- Lounge with inglenook fireplace and large log burner and snug
- Superb open-plan kitchen/dining/family room with drinks bar and bi-fold doors
- Games room
- Study, utility and boot room
- Two bedrooms with en suite shower rooms
- Two further bedrooms and principal bathroom
- Two garages, one with store and workshop and first floor home office/studio
- Beautifully landscaped gardens
- Ample parking



A beautifully presented and substantially improved family home, situated within an exclusive cul-de-sac offering both privacy and convenience. This superior residence has been finished to a high standard throughout, providing spacious and well-appointed accommodation ideal for modern living.

Externally the property benefits from garaging for 3 cars and an extensive driveway with generous front and landscaped rear garden ideal for entertaining and family enjoyment. There is the added benefit of a first floor home office/studio in the garage block which adds a second home working space complimenting the study in the main house.

The property is ideally located for the highly regarded Shrewsbury School and Shrewsbury High School and falls inside the catchment area for Priory School. The house is within easy walking distance of the historic Shrewsbury town centre and the beautiful Quarry park which is adjacent to the River Severn. Gransden Drive allows easy access to the main Shrewsbury bypass which enables transport east to Telford, Wolverhampton and Birmingham, north to Oswestry and beyond or West into mid Wales.







## INSIDE THE PROPERTY

PORCH

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

STUDY

8'0" x 9'5"

LOUNGE

20'8" x 22'7"

Inglenook fireplace and large log burner

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

21'9" x 28'0"

Fitted with a range of matching modern wall and base units with integrated appliances

Central island unit

Underfloor heating

Bi-fold doors to garden

UTILITY

7'6" x 9'10"

SNUG

14'2" x 18'4"

GAMES ROOM

18'0" x 19'8"

LOBBY

Door to garden.

MASTER BEDROOM

13'5" x 19'9"

EN SUITE SHOWER ROOM

Underfloor heating

BEDROOM 2

21'8" x 19'8"

EN SUITE SHOWER ROOM

BEDROOM 3

13'9" x 15'7"



**BEDROOM 4**  
8'0" x 13'6"

**BATHROOM**  
Underfloor heating

**OUTSIDE THE PROPERTY**

**LARGE DOUBLE GARAGE**  
Electric doors

**GARAGE 2**  
With useful store and workshop area WITH FIRST FLOOR OFFICE STUDIO

Generous beautifully appointed **LANDSCAPED GARDENS** ideal for both entertaining and family enjoyment.



## HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge and at the Frankwell island take the first exit onto Cophorne Road. Continue the full length of Cophorne Road turning left in to Shelton Road. Continue to the Port Hill Island and take the 3rd exit on to Radbrook Road and after some distance turn left into Bank Farm Road and first left into Worthington Drive. At the top of Worthington Drive bear slight left into Gransden Drive.



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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.

## 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 with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band :

## LOCAL AUTHORITIES

Shropshire Council

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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