



1 Winney Hill View, Shrewsbury, SY1 3SH

Shrewsbury & Country House Sales

**MILLER
EVANS**



1 Winney Hill View, Shrewsbury, SY1 3SH

£575,000

Freehold

- A beautifully maintained modern detached family home
- Spacious and versatile accommodation arranged over three floors
- Living room, superb open-plan kitchen/dining/family room with bi-folding doors to the garden
- Master bedroom with Juliette Balcony enjoying open views, two walk in wardrobes and en suite shower room
- Guest bedroom with en suite shower room, 3rd bedroom and bathroom to the first floor
- Bedroom with en suite shower room, study and large store cupboard to the second floor
- Integral garage and driveway providing parking
- Well maintained enclosed rear garden enjoying fantastic open views to the rear
- Popular and convenient location close to town centre



This beautifully presented, modern, detached, four bedroom property enjoys spacious and versatile accommodation arranged over three floors. The luxurious accommodation briefly comprises; entrance hall, cloakroom, living room, impressive open-plan kitchen/dining/family room with bi-folding doors to the rear garden, seamlessly merging indoor and outdoor living, and utility to the ground floor. To the first floor is a master bedroom with Juliette balcony, two walk in wardrobes and an en suite bathroom, guest bedroom with en suite shower room, bedroom 3 and family bathroom. The staircase continues to the second floor where there is a 4th bedroom with en suite shower room and study with large store cupboard. The property enjoys a block paved driveway providing parking and access to an integral garage. Enclosed rear garden enjoying open views over neighbouring fields.

The property is situated on a small and exclusive residential cul-de-sac, in this popular and convenient residential area, well placed within easy reach of the nearby town centre with its major shopping thoroughfares, bars, restaurants, theatre Severn and railway station. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.







ENTRANCE HALL
13'7" x 13'1"

CLOAKROOM
6'6" x 5'5"
Wash and basin, wc

OPEN PLAN KITCHEN / FAMILY ROOM
16'4" x 32'9"
Kitchen fitted with a range of matching wall and base units with granite working surfaces
Bi folding doors to garden

UTILITY ROOM
14'10" x 6'6"

LIVING ROOM
15'5" x 15'9"

STAIRCASE rising from the entrance hall to **FIRST FLOOR LANDING**



MASTER BEDROOM
12'6" x 14'3"
Two walk in wardrobes
Double doors to Juliette Balcony with open views over neighbouring fields.

EN SUITE BATHROOM
7'10" x 7'6"
Panelled bath with shower over, wash hand basin, wc

BEDROOM 2
13'7" x 14'3"

EN SUITE SHOWER ROOM
6'6" x 5'9"
Corner shower cubicle, wash hand basin, wc

BEDROOM 3
14'10" x 9'2"

BATHROOM
6'6" x 8'6"
Bath, wash hand basin, wc

STAIRCASE continues to **SECOND FLOOR LANDING**



BEDROOM 4
8'11" x 15'11"

EN SUITE SHOWER ROOM
8'0" x 6'4"

STUDY
5'9" x 11'6"

USEFUL STORE ROOM
15'0" x 5'10"

GARDENS AND GROUNDS

GARAGE
20'6" x 10'0"

The property is approached over a block paved driveway providing parking and access to the garage, flanked by front garden laid to lawn.

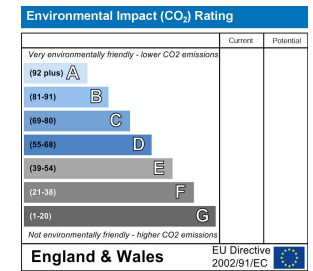
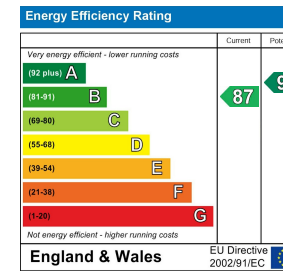
Enclosed rear garden laid mainly to lawn with paved patio providing ideal seating and entertaining space. Steps to further paved patio area with Pergola providing additional seating/entertaining area. The garden enjoys fantastic open views to the rear over neighbouring fields.

HOW TO GET THERE

The property is best approached out of Shrewsbury along Coton Hill and onto Ellesmere Road. Proceed for some distance and Winney Hill View will be found on the left hand side.



Total area: approx. 2592.0 sq. feet



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. This property may be subject to additional management charges.

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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.

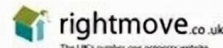
Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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