MILLER EVANS

SHREWSBURY'S ESTATE AGENT

3 Mytton Grove, Shrewsbury, SY3 8UF

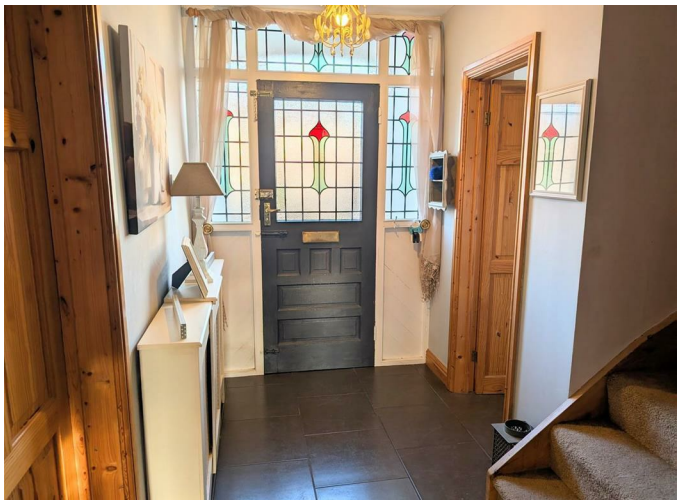
Offers In The Region Of £420,000

To view this property please call us on **01743 236 800** Ref: T7891/WM/KQ

A spacious, much improved and extended, five bedroom semi-detached house.

This five bedroom semi-detached house has been much improved and extended to provide spacious family accommodation briefly comprising; entrance hall, cloakroom, living room, garden room, kitchen/dining room, two bedrooms with en suite shower rooms, three further bedrooms and family bathroom. Single garage and parking. Attractive enclosed rear garden. The property benefits from gas fired central heating.

The property occupies a convenient cul-de-sac position, on this popular residential area, close to excellent local amenities, including shops, schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

LOUNGE
24'8" x 9'0" (7.52m x 2.74m)
Bay window to the front
Coal effect fire with surround and mantel
French doors to:

GARDEN ROOM
8'6" x 5'11" (2.59m x 1.80m)
French doors to rear garden
Tiled floor

KITCHEN / DINING ROOM
19'5" x 14'10" (5.92m x 4.52m)
Range of matching wall and base units
Wooden worktops over and Belfast sink
Integrated fridge freezer
Free standing Range style cooker
Tiled floor
Door to rear garden
Large understairs Pantry cupboard

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING with loft access.

BEDROOM 1
16'0" x 8'11" (4.88m x 2.72m)
Window to the front
Wood effect flooring

EN SUITE SHOWER ROOM
Shower cubicle
Wash hand basin, wc
Tiled floor

BEDROOM 2
11'2" x 8'10" (3.40m x 2.69m)
Wood effect flooring

EN SUITE SHOWER ROOM
Shower cubicle
Wash hand basin, wc

BEDROOM 3
11'2" x 11'1" (3.40m x 3.38m)
Cupboard housing gas fired central heating boiler

BEDROOM 4
11'11" x 10'2" (3.63m x 3.10m)

BEDROOM 5
8'0" x 6'5" (2.44m x 1.96m)

BATHROOM
Shower cubicle
Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is approached over gravelled forecourt providing ample parking, with pathway to the reception area.

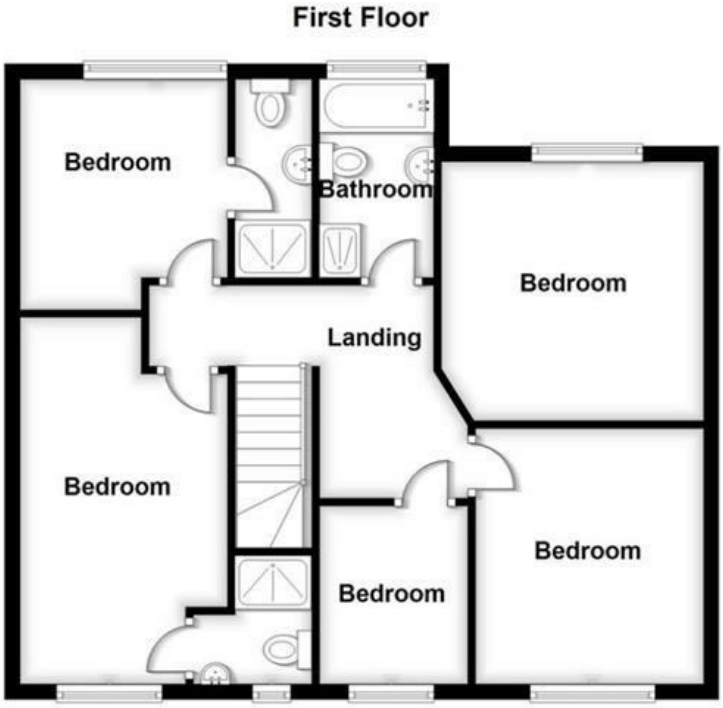
Enclosed REAR GARDEN laid mainly to lawn with paved patio area, raised shrub beds and borders.

LAUGH

REMEMBER

FLOOR PLANS ...

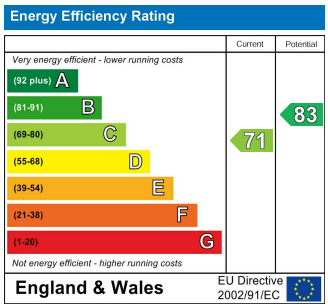
Ground Floor
Garden Room
Kitchen/Diner
Lounge
Garage
Hall

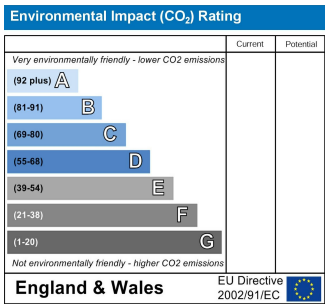

First Floor
Bedroom
Bathroom
Bedroom
Landing
Bedroom
Bedroom
Bedroom

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the first exit into Copthorne Road. Continue the full length of Copthorne Road to the Mytton Oak traffic island and take the second exit into Mytton Oak Road. Take the second right onto Mytton Grove, where the property will be found.

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: D

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.

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.

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Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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