



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**70 Morris Grove, Shrewsbury, SY3 5FP**

**Asking Price  
£450 000**

To view this property please call us on **01743 236 800** Ref: T8041/WM/KQ

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# A modern, superior, four bedroom, detached family residence with garage and landscaped garden.

This modern, beautifully presented four bedroom detached home offers spacious family accommodation briefly comprising; entrance hall, cloakroom, lounge, a modern fitted kitchen with integrated appliances and a dining area with doors opening onto the rear garden and a separate utility room. From the entrance hall, an attractive staircase with hand rail and balustrade leads to the first floor with four good sized bedrooms, including a master bedroom with en suite shower room and a family bathroom. Detached garage and parking. Landscaped gardens. The property enjoys an open aspect to the front with a natural pool and nature area.

The property is ideally situated on a sought after modern development, in a convenient and popular location offering excellent access to local shops, popular schools and everyday amenities. The property is close to strong transport links with the nearby Shrewsbury by-pass allowing access to the M54, which leads to the West Midlands. The property is also ideally placed for the Royal Shrewsbury hospital, Park & Ride service and there is a frequent bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn and Shrewsbury railway station.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### LIVING ROOM

17'0" x 11'5" (5.19m x 3.47m)  
Bay window to front

#### KITCHEN / DINING ROOM

9'11" x 24'1" (3.02m x 7.35m)  
Fitted with a range of matching wall and base units  
Integrated appliances  
Double doors to rear garden

#### UTILITY ROOM

6'5" x 5'7" (1.95m x 1.70m)  
Washing machine and dryer  
Door to the side.

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDIG

#### MASTER BEDROOM

14'0" x 13'4" (4.26m x 4.06m)

#### EN SUITE SHOWER ROOM

Large shower cubicle  
Wash hand basin set to vanity unit, wc

#### BEDROOM 2

9'11" x 10'6" (3.02m x 3.19m)

#### BEDROOM 3

9'4" x 11'5" (2.84m x 3.47m)

#### BEDROOM 4

13'0" x 9'1" (3.95m x 2.78m)

#### BATHROOM

Panelled bath with shower over  
Wash hand basin set to vanity unit, wc

## OUTSIDE THE PROPERTY

### DETACHED GARAGE

The property is set back by an attractively landscaped open plan forecourt with a central pathway serving the reception area, flanked on both sides by shrub borders. A tarmacadam drive to the side provides ample parking space and serves the detached garage.

Enclosed REAR GARDEN attractively laid to lawn with large paved patio area providing ideal entertaining space. The garden is enclosed on all sides.

Please note: This property may be subject to additional management service charges.





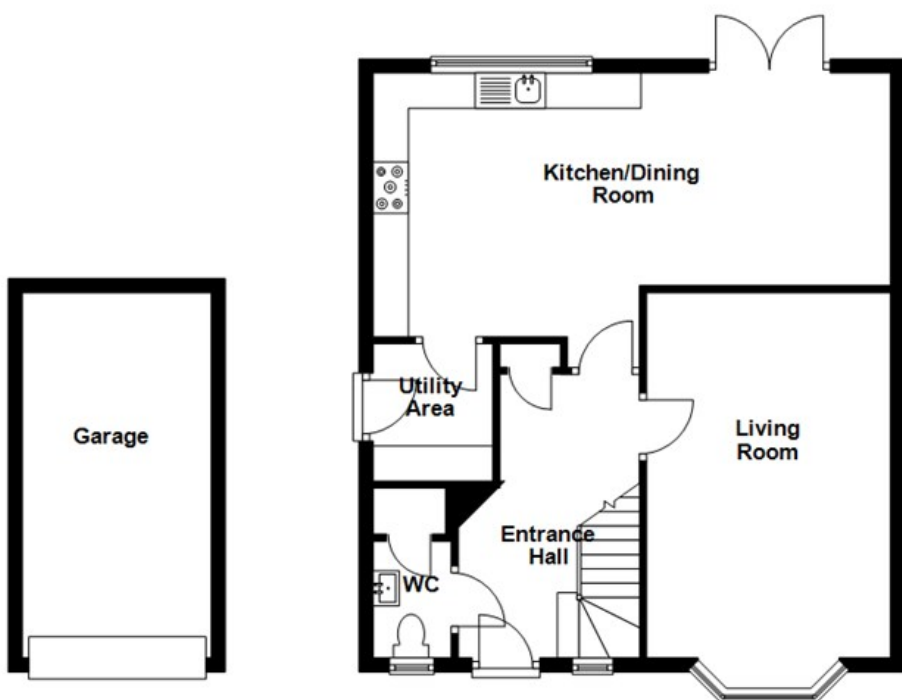




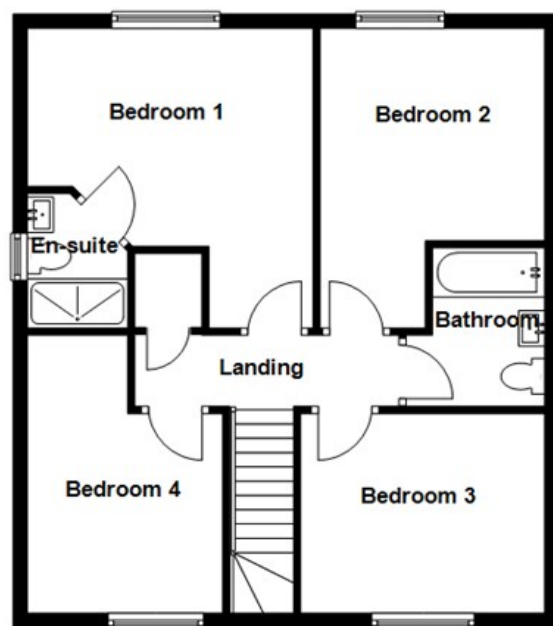
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FLOOR PLANS ...

Ground Floor



First Floor



Total area: approx. 1465.8 sq. feet

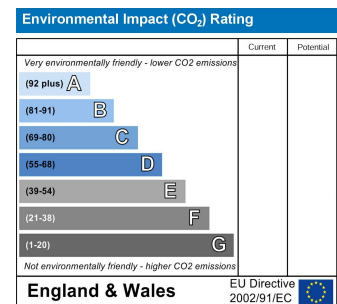
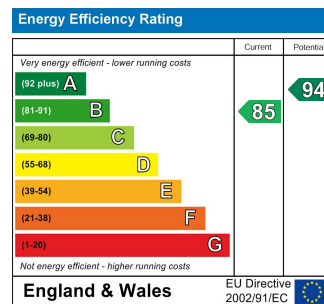
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Proceed to the traffic lights, turning right, then bearing left onto Welshpool Road. Continue for some distance, passing the Co-op supermarket, turn right into Bligny Crescent, bear right into Morris 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: E

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.

### 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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones