



3 Stilton Close, Shrewsbury SY3 9BT

Shrewsbury & Country House Sales

MILLER  
EVANS



## 3 Stilton Close, Shrewsbury SY3 9BT

**£550,000**

Freehold

- Truly immaculate and beautifully improved detached family home
- Large triple aspect sitting room with log burner and sliding doors to rear garden
- Dining room, breakfast kitchen, utility and cloakroom
- Master bedroom with en suite shower room
- Three further bedrooms and family bathroom
- Light, bright and airy
- Beautifully landscaped rear garden, driveway providing parking
- Situated on a small exclusive cul-de-sac in a sought after location close to excellent amenities
- Viewing highly recommended



A truly immaculate detached four-bedroom family home, situated in a small, exclusive cul-de-sac within an established and highly desirable residential area on the western fringe of Shrewsbury. The property has been thoughtfully improved and meticulously maintained over many years and is presented to an exacting standard throughout, offering spacious, beautifully appointed accommodation briefly comprising; an enclosed glazed entrance porch leading into a spacious reception hall with cloakroom, the generous triple aspect sitting room features an attractive chimney recess housing a log-burning stove, together with patio doors opening onto the rear garden. A separate dining room provides an excellent space for formal entertaining, while the well-appointed breakfast kitchen is fitted with an attractive range of quality units and integrated appliances, and is complemented by an adjoining utility room. To the first floor, the impressive principal bedroom benefits from a stylish en-suite shower room. There are three further well-proportioned bedrooms, all served by a contemporary family bathroom. Large garage with electric door, driveway providing parking and a beautifully landscaped rear garden with summer house and paved patio area. Further benefits include gas-fired central heating, double glazing.

This exceptional detached family home enjoys a prime location, ideally placed within easy reach of excellent state and private schools, the Royal Shrewsbury Hospital, the historic town centre with its wide range of shopping, leisure and recreational facilities, and benefits from convenient access to the Shrewsbury bypass and M54 motorway link, providing excellent connections to the West Midlands.

This is an outstanding, light and airy family home, combining an enviable location with beautifully presented accommodation, and viewing is highly recommended.







## INSIDE THE PROPERTY

GLAZED PORCH  
3'0" x 7'9"

ENTRANCE HALL  
18'9" x 6'7"

CLOAKROOM  
5'2" x 2'8"  
Wash hand basin, wc

SITTING ROOM  
22'9" x 12'10"

DINING ROOM  
11'3" x 12'4"

KITCHEN / BREAKFAST ROOM  
11'0" x 12'4"

UTILITY ROOM  
7'4" x 7'9"



A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

BEDROOM 1  
17'0" x 12'10"

EN SUITE SHOWER ROOM  
6'2" x 6'5"

BEDROOM 2  
6'7" x 9'2"

BEDROOM 3  
12'10" x 6'7"

BEDROOM 4  
6'2" x 11'0"

FAMILY BATHROOM  
6'2" x 10'0"



## GARDENS AND GROUNDS

GARAGE  
21'3" x 12'4"

The property occupies an attractive plot with an open-plan front garden laid mainly to lawn, together with a double-width driveway providing ample off-road parking and a pathway leading to the front entrance.

To the rear is a beautifully maintained and thoughtfully landscaped garden, featuring a paved patio, summer house, pergola adorned with climbing shrubs, and a large level lawn, creating an ideal setting for outdoor dining and family enjoyment. The garden enjoys a sunny aspect and is enclosed by mature trees and fencing, affording a high degree of privacy and seclusion.

## HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue along Copthorne Road before turning left into Pengwern Road. At the end of Pengwern Road, turn right onto Porthill Road and continue to the Radbrook Island. Take the second exit onto Radbrook Road and continue for some distance before turning right into Crowmeole Lane. Take the second right into Sandiway and after a short distance turn left into Stilton Close, where the property will be found on the right-hand side.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                                 |         |           |
| (92 plus) <b>A</b>                          |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91) <b>B</b>                            |         |           | (92 plus) <b>A</b>                                              |         |           |
| (69-80) <b>C</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (21-38) <b>F</b>                                                |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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. This property may be subject to additional management charges.

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 : E

## LOCAL AUTHORITIES

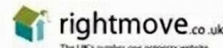
Shropshire Council  
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER  
EVANS**



Total area: approx. 1847.4 sq. feet

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 | homes@millerevans.co.uk

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

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

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans