Field House, 3 Roman Close, Shrewsbury, SY3 7HZ

Shrewsbury & Country House Sales

MILLER EVANS

Field House, 3 Roman Close, Shrewsbury, SY3 7HZ

£625,000 Freehold

- A charming and spacious, beautifully presented detached family home
- Three bedrooms and contemporary shower room
- Sitting room, kitchen/breakfast room
- Dining room opening into a garden room
- Substantial detached office, providing ideal studio/home office
- Beautifully stocked meticulously landscaped gardens
- Driveway providing ample parking
- Popular and convenient location close to town centre

A charming, unique and spacious, modern detached family home, wonderfully created and beautifully presented by the present owners to provide adaptable accommodation comprising; an inviting entrance hall, cloakroom, spacious sitting room, separate dining room opening through to a delightful garden room, and a generously proportioned kitchen/breakfast room, ideal for modern family living. To the first floor are three good-sized double bedrooms and a contemporary family shower room. The property benefits from gas-fired central heating and double glazing throughout.

A particular feature of the property is the substantial and well-constructed detached outside office, offering excellent flexibility for a variety of uses including home working, hobbies, a studio, or gym. The property stands within beautifully maintained and generously sized meticulously landscaped gardens. A large driveway provides ample parking for several vehicles together with turning space for visitors' cars.

The property is situated in the sought-after west side of Shrewsbury, conveniently situated close to excellent schools, the Royal Shrewsbury Hospital, the town centre and major transport links.

ENTRANCE HALL
2'2" x 17'8"

CLOAKROOM
Wash hand basin, wc

SITTING ROOM
14' x 14'

KITCHEN/BREAKFAST ROOM
10'2" x 17'8"

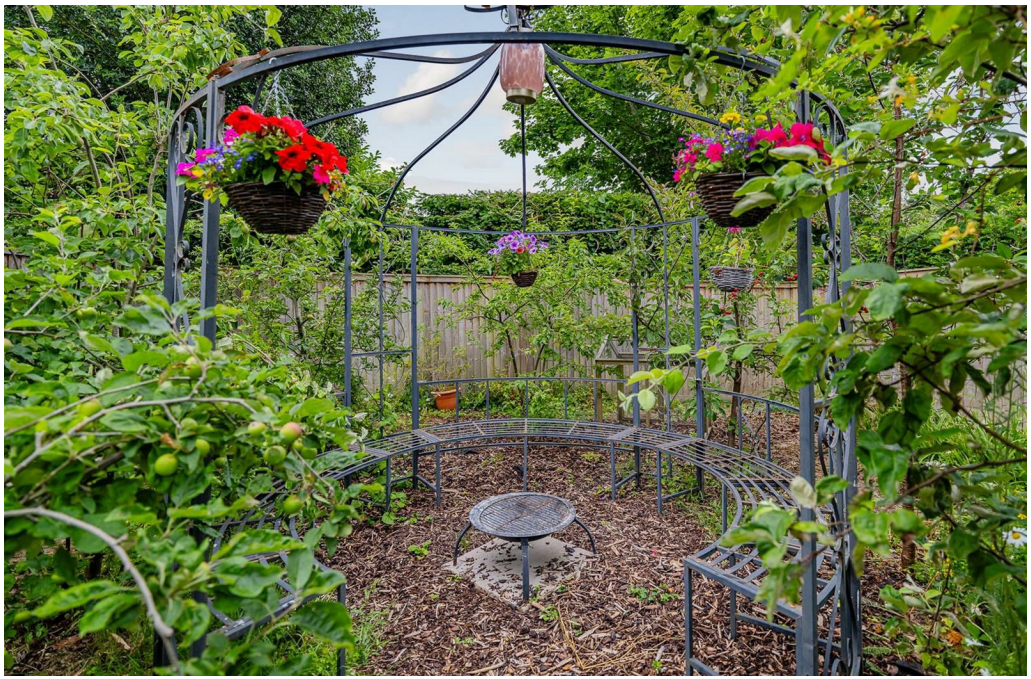
DINING ROOM
13'8" x 14'0"
Opening to:

GARDEN ROOM
13'0" x 9'10"
Double doors to rear garden

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
1'7" x 12'7"

BEDROOM 2
13'8" x 14'0"



BEDROOM 3
10'2" x 9'10"

SHOWER ROOM
6'9" x 7'4"
Contemporary suite comprising;
shower cubicle, wash hand basin, wc

GARDENS & GROUNDS

OFFICE
17'5" x 11'6"
Offering excellent flexibility for a variety of uses including home working, hobbies, a studio, or gym.

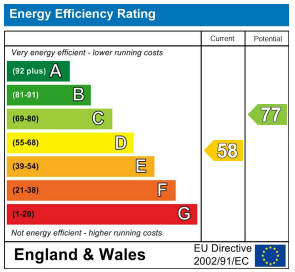
The property is approached over spacious driveway providing ample parking, together with turning space for guest's cars.

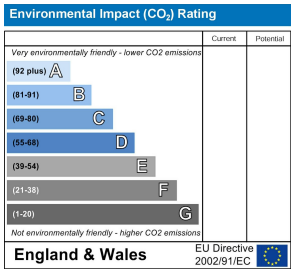
Beautifully maintained and generously sized rear garden, laid mainly to lawn thoughtfully stocked with an impressive collection of specimen plants, mature trees and colourful flowering borders, creating a private and attractive setting. The grounds are well enclosed, enjoying a high degree of privacy and seclusion.

HOW TO GET THERE

When approaching from Shrewsbury, proceed along the Roman Road to Meole Brace. Continue over the Longden traffic island turning almost immediately left into Roman Close where the property will be found at the top of the private cul-de-sac.

Total area: approx. 1899.0 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 my 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 : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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