



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

13 Tipton Close, The Spinney, Shrewsbury, SY2 6GP

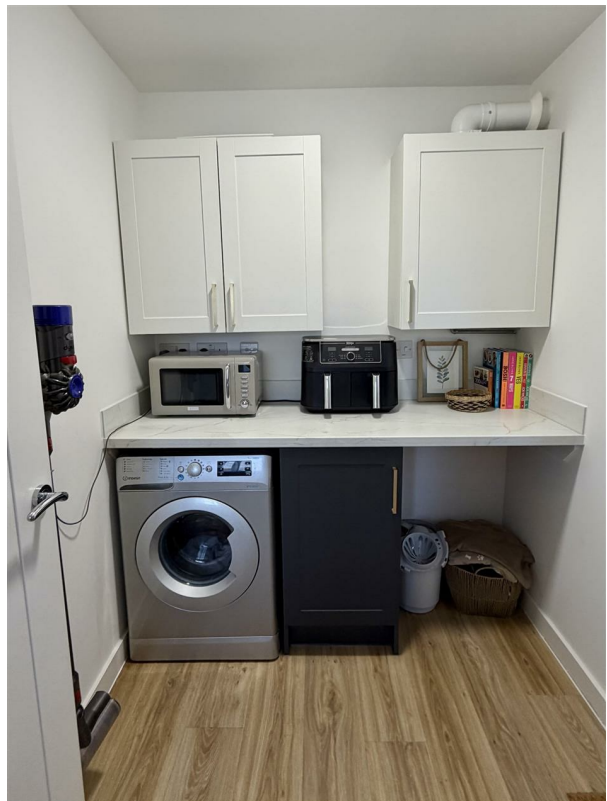
**Offers in the Region
of £399,999**

To view this property please call us on **01743 236 800** Ref: T8138/SL/KQ

An immaculately presented, four bedroom, detached double fronted home, occupying a cul-de-sac position.

This modern, detached home is immaculately presented and furnished in a tasteful neutral colour scheme throughout. The property opens into a spacious entrance hall with cloakroom, there is a pleasant lounge with window to the front, a separate study provides the perfect space for home working. To the rear, the heart of the home, is a beautifully appointed kitchen/family room/dining room, designed for both every day living, entertaining and complimented by a practical utility room. Upstairs, the main bedroom benefits from a large walk in wardrobe and a stylish en suite shower room. three further well proportioned bedrooms are served by a modern family bathroom. Beautifully appointed gardens. The property benefits from gas fired central heating and double glazing.

The property occupies an enviable cul-de-sac position on this popular development, well placed within reach of schools, shops, recreational facilities, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

9'10" x 14'8" (3.00m x 4.47m)

Window to the front

STUDY

8'9" x 7'4" (2.67m x 2.24m)

Window to the front

KITCHEN / FAMILY / DINING ROOM

26'0" x 10'0" (7.92m x 3.05m)

Fitted with a range of matching modern wall and base units

Integrated appliances

French doors to garden

UTILITY ROOM

5'5" x 6'8" (1.65m x 2.03m)

Wall and base units with plumbing for white goods

Door to side of the property

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

9'11" x 11'0" (3.02m x 3.35m)

WALK IN WARDROBE

5'9" x 6'0" (1.75m x 1.83m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

8'11" x 12'1" (2.72m x 3.68m)

BEDROOM 3

8'10" x 12'4" (2.69m x 3.76m)

BEDROOM 4

8'5" x 7'5" (2.57m x 2.26m)

BATHROOM

Modern white suite comprising;

Panelled bath

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

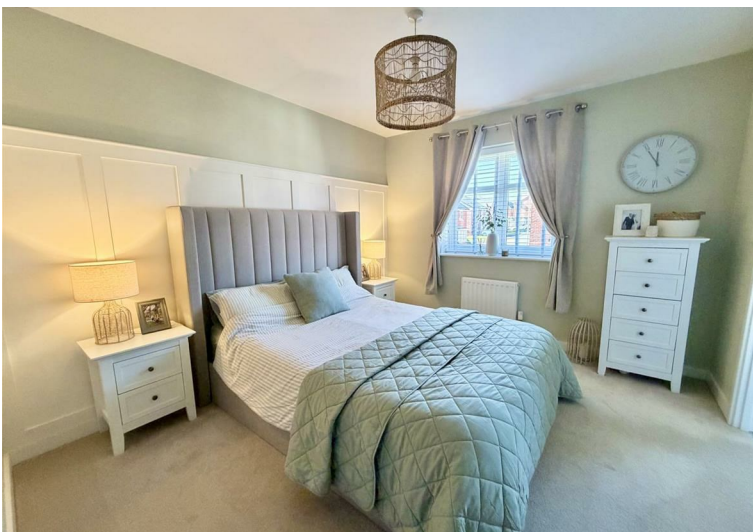
There is a formal garden to the front arranged around a central pathway leading to the entrance. A tarmacadam drive which is adjacent to the property, provides parking for two vehicles and serves the garage.

To the rear, the garden has been thoughtfully designed, featuring a large patio area with feature lighting, ideal for eventing entertainment, a well maintained lawn is complimented by a dedicated corner seating area, enhanced by a contemporary privacy screen, creating a perfect space for outdoor relaxation and social gatherings.

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

GARAGE

19'6" x 9'10" (5.94m x 3.00m)







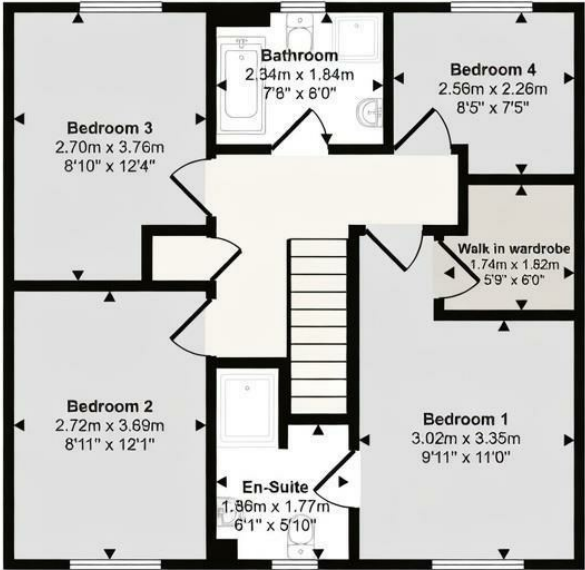


FLOOR PLANS ...

Approx Gross Internal Area
121 sq m / 1301 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft



First Floor
Approx 61 sq m / 652 sq ft

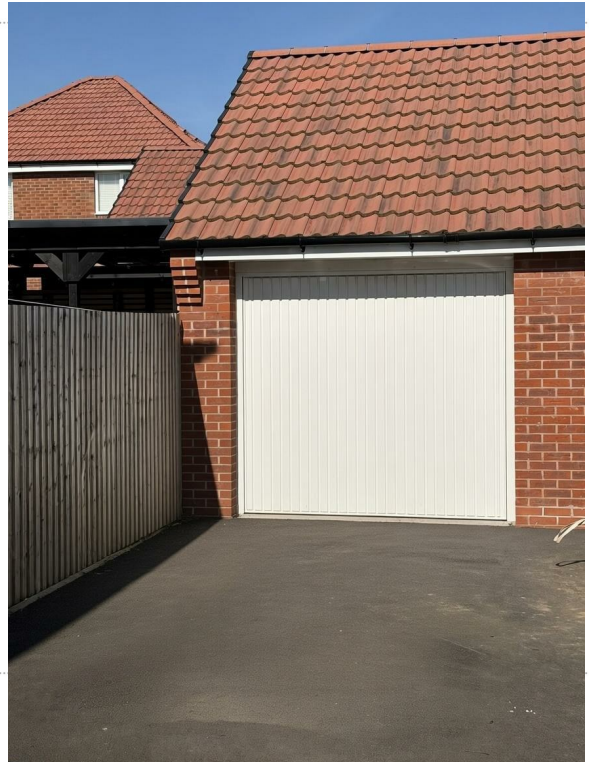
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

HOW TO FIND THIS PROPERTY

The property is best approached from the Meole Brace island, along Oteley Road. Proceed through two sets of traffic lights and continue for some distance, eventually turning right into The Spinney. Taking Maxfield Drive. At the top of Maxfield Drive, turn left onto Fox Avenue. Continue for a further distance, eventually turning right into Tipton Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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. Images may have been enhanced.

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