

9 The Magnolias, Shrewsbury, SY2 6RJ

Shrewsbury & Country House Sales

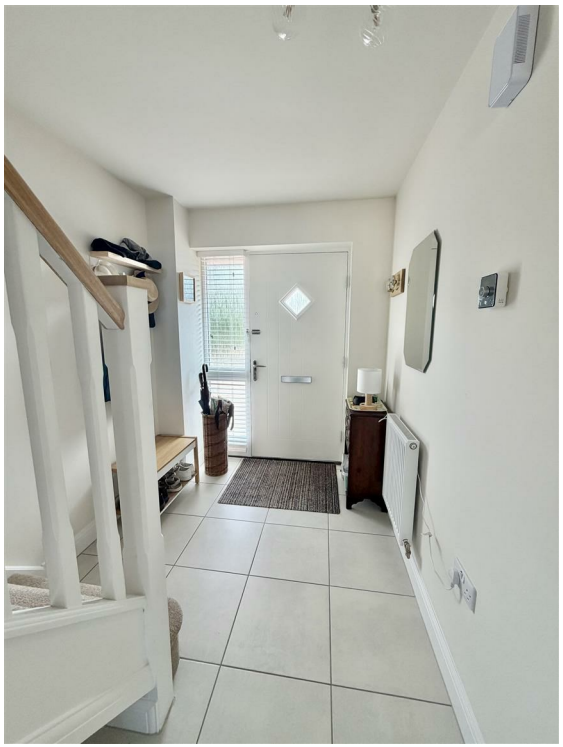
MILLER EVANS



9 The Magnolias, Shrewsbury, SY2 6RJ

£465,000 Freehold

- Immaculate recently constructed four-bedroom detached family home in a desirable cul-de-sac setting.
- Beautifully presented throughout with high-quality finishes and contemporary décor.
- Superb open-plan kitchen/dining room with integrated appliances, separate utility room and elegant lounge.
- Principal bedroom with stylish en-suite, three further generous bedrooms and a modern family bathroom.
- Landscaped, low-maintenance rear garden featuring an impressive garden room/summer house.
- Integral garage and driveway providing parking.
- Excellent location within a sought-after development close to outstanding local amenities.





Occupying an enviable cul-de-sac position within one of the area's most desirable modern developments, this exceptional four-bedroom detached family residence offers beautifully appointed accommodation of the highest standard, combining contemporary style with practical family living.

Constructed in recent years and impeccably maintained by the present owners, the property is presented in truly immaculate order throughout, with tasteful décor and quality finishes creating a home that is ready to move into and enjoy. A welcoming entrance hall sets the tone for the accommodation, leading to an elegant lounge and a superb open-plan kitchen/dining room, undoubtedly the heart of the home. Beautifully fitted with an extensive range of contemporary cabinetry and integrated appliances, this impressive space is perfectly designed for both everyday family life and entertaining. A separate utility room provides additional practicality. To the first floor, the luxurious principal bedroom benefits from a stylish en-suite shower room, whilst three further generously proportioned bedrooms are complemented by a beautifully appointed family bathroom. Attractive landscaped rear garden. Garage and parking.

The property is situated in a highly regarded location, ideally placed for excellent local amenities, well-regarded schools and convenient transport links.













ENTRANCE HALL
11'2" x 6'5"

LIVING ROOM
15'8" x 11'9"

KITCHEN / DINING ROOM
14'2" x 18'6"
Fitted with a range of matching modern units with integrated appliances

UTILITY
5'7" x 6'4"

CLOAKROOM
5'7" x 3'0"
Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1
14'2" x 11'9"
Built in wardrobes

EN SUITE SHOWER ROOM
5'1" x 6'5"
Shower cubicle
Wash hand basin, wc

BEDROOM 2
13'9" x 9'7"

BEDROOM 3
13'0" x 10'0"
Built in wardrobes

BEDROOM 4
8'2" x 11'0"

BATHROOM
9'2" x 7'2"
Panelled bath
Shower cubicle
Wash hand basin, wc







GARDENS AND GROUNDS

GARAGE
19'9" x 9'7"

The property is approached over driveway providing parking and access to the garage and reception area, flanked by front garden laid to lawn with shrub beds.

The landscaped rear garden is a particular highlight, having been thoughtfully designed to provide an attractive yet low-maintenance outdoor environment. Well-kept lawns are complemented by generous patio seating areas, creating the perfect setting for al fresco dining and relaxation. Enhancing the appeal further is a superb garden room/summer house, offering a versatile space ideal as a home office, studio, gym or entertaining room, together with a useful garden store.

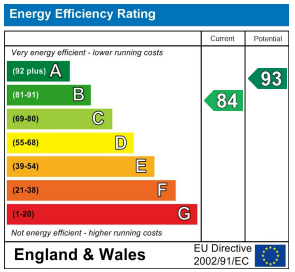
Note: This property may be subject to additional maintenance service charges.

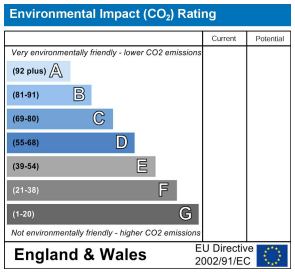
HOW TO GET THERE

The property is best approached out of Shrewsbury along Oteley Road. At the traffic lights by Percy Throwers, turn right onto Thrower Road. Turn right at the T Junction, then right again onto The Magnolias. Proceed to the end where the property will be found on the left hand side.



Total area: approx. 1591.3 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 : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

MILLER EVANS

FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

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