102 Longden Road, Shrewsbury, SY3 7HS

Shrewsbury & Country House Sales

MILLER EVANS

102 Longden Road, Shrewsbury, SY3 7HS

£250,000 Freehold

- A unique, architect designed, energy efficient detached home
- One bedroom and en suite shower and separate wc
- Breakfast kitchen with large window to the front
- First floor living room with sliding door to south-facing roof garden providing secluded seating area
- Convenient location close to excellent local amenities
- Driveway providing parking space
- The property benefits from concrete floors to the ground floor, triple glazing, MVHR system and new smart electric heaters.

A unique, architect designed, energy efficient, one bedroom detached home set within walking distance to the town centre. This exceptional property offers thoughtfully designed accommodation that makes clever use of every available space, finished in a contemporary Scandinavian style. The ground floor features a bespoke kitchen and dining area with a striking feature window, while the staircase leads to a beautifully presented open-plan living room with a vaulted ceiling, creating a bright and spacious feel. Glazed sliding doors open onto a south-facing roof garden/terrace, providing an ideal space for outdoor entertaining and relaxation. The generous double bedroom benefits from excellent storage, an en-suite shower room and a separate WC. Designed around Passivhaus principles, the property has an exceptionally low heating demand, estimated at approximately one third that of a typical UK new-build home, making it highly energy efficient, comfortable and cost-effective to run.

The property occupies an excellent location, backing onto the attractive Kingsland Valley and within easy walking distance of Coleham and Shrewsbury town centre. Coleham offers a fantastic selection of independent shops, cafés, restaurants and everyday amenities, while the town centre provides a wider range of shopping, leisure and cultural facilities. The River Severn and surrounding riverside walks are also close by, providing excellent opportunities for enjoying the outdoors, with Shrewsbury railway station conveniently located for wider travel connections.

BREAKFAST KITCHEN
11'11" x 12'10"
Fitted with a range of matching wall and base units

BEDROOM
9'2" x 9'5"
Two built in wardrobes

EN SUITE WC SUITE
5'9" x 3'1"
Wash hand basin, wc

EN SUITE SHOWER CUBICLE
Newly installed shower unit

STAIRCASE rising from the kitchen to:

LIVING ROOM
16'1" x 9'9"
Sliding doors to:

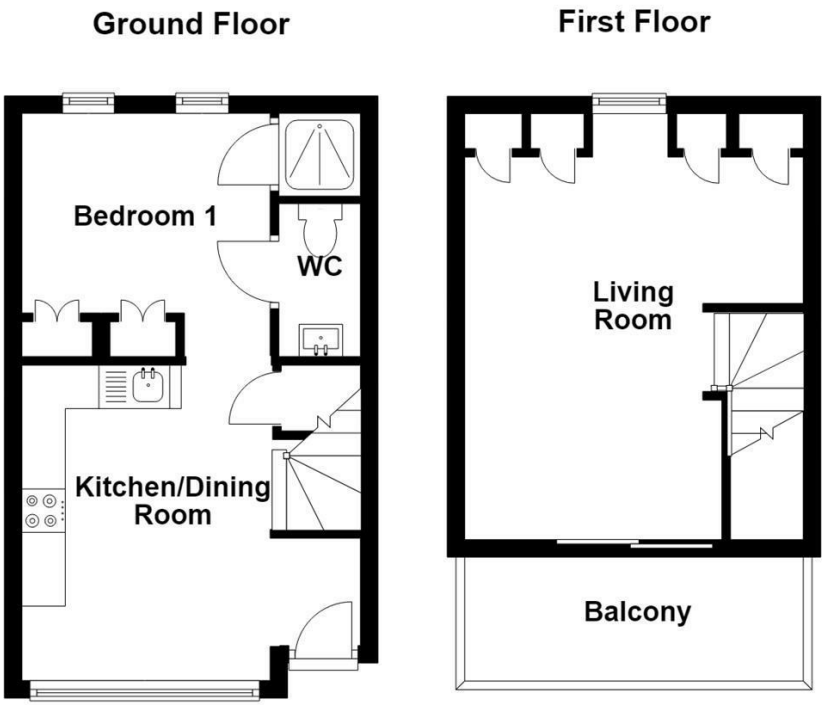
BALCONY / SUN TERRACE
5'0" x 12'10"

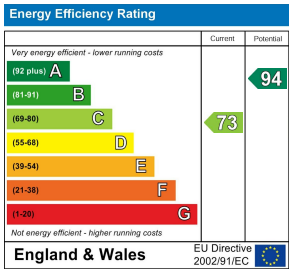
GARDENS AND GROUNDS

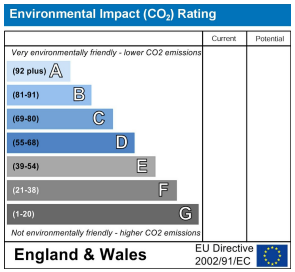
There’s a new brick laid driveway to the front of the property with decorative potted plants, proving parking space.

HOW TO GET THERE

The property is best approached out of Shrewsbury along Roman Road. Continue to the Longden Road traffic island, taking the first exit onto Longden Road. Proceed for a short distance, where the property will be found on the left hand side.







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 : A

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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