



1 Mytton Oak Road, Shrewsbury, SY3 8UA

Shrewsbury & Country House Sales

**MILLER
EVANS**



1 Mytton Oak Road, Shrewsbury, SY3 8UA

£875,000

A wonderfully improved detached town property, set within generous grounds and located in one of Shrewsbury's most sought after areas.

- Well-proportioned accommodation across 3 floors
- Large, fully enclosed and gated plot
- South facing landscaped garden with potting/storage shed, 2 patios and a pergola, wrapping around to lawned front garden
- Car port with EV charging, electrics, lighting and gravel grid driveway
- 84 sqm ground floor wrap around extension with parapet roof
- Kitchen/dining/living with further reception room. Bespoke kitchen units & quartz worktops. Smart appliances
- Large laundry room with quartz work tops, boot room & storage room
- Study, further bedroom and downstairs shower room
- 4 x W.C's across 3 floors
- 3 double bedrooms and a further single bedroom



Number 1 represents a rare opportunity to purchase a handsome period property that has benefitted from a full programme of extension, renovation and outstanding interior design works, to achieve an impressive and highly appealing finish.

The property has been re-designed to accommodate modern family living and features superb entertaining spaces, whilst also retaining and enhancing the property's original period charm and features, achieving elegant and extremely high quality finishes. The meticulous works undertaken serve as a sympathetic nod to the era of the property.

Number 1 boasts substantial accommodation across three floors, featuring an impressive and aesthetically pleasing kitchen/dining/living space featuring smart appliances, bi-folding doors and roof lantern, generous and welcoming reception rooms and living spaces, four well-presented bedrooms and fully landscaped south facing wrap-around gardens, complete with an oak framed car port, generous gravelled parking area and electric gates.

The property is located within a highly sought after suburb of Shrewsbury, within accessible walking and cycling distance of the town centre and local amenities, including nearby shops and the Quarry Park, along with well-regarded state and private local schools, including the revered Shrewsbury School and Shrewsbury Girls High School, as well as being located in close proximity to the Royal Shrewsbury Hospital. The location also provides excellent connectivity to the Shrewsbury by-pass and the M54, making the location highly favourable and convenient for families looking to combine excellent local amenities with quick access to key routes and services.









ENTRANCE HALL

A timber door featuring stained glass leads to the elegant hallway, exhibiting original coving, panelling, hand-painted tiles and tasteful art-deco inspired chandeliers, reminiscent of the property's era, leading through to the kitchen/diner or to the downstairs shower-room & W.C.

DINING ROOM

11'5" x 12'4"

A second elegant living space, featuring a large bay window, wool carpets, original restored ceiling decoration and panelled detailing to the walls.

LIVING ROOM

16'6" x 12'4"

An elegant and generously sized room, featuring Ash parquet flooring, a large bay window affording views across the lawned front garden, a log burner set in a tiled fire place with a floating oak mantle, detailed finishes including panelling and coving.

OPEN PLAN KITCHEN / FAMILY ROOM

6'4" x 25'4"

An outstanding kitchen with large L shaped island, featuring Ash wood painted units, quartz worktops, Butler's pantry unit, integrated appliances including wine cooler, induction hob, tall fridge & tall freezer, pull-out bins, 2x single ovens, smart appliances: 2x combination microwave/steamers & dishwasher which can be connected to wifi via mobile device, fluted Belfast sink, island seating area, Bi-folding doors, full length glazing and Ash parquet flooring. The bi-folding doors lead out onto one of the patio areas and the south facing, landscaped garden.



BOOT ROOM

The secondary entrance to the property from the driveway opens into the spacious, ascetically appealing and well equipped boot room, featuring chequered porcelain tiles, built in storage bench, tongue and groove panelling, shelving and coat hooks.

STORAGE ROOM

From the boot room, the storage room can be accessed, which provides generous and extremely useful space for general household storage.

UTILITY ROOM

13'0" x 11'11"

A superb and extremely generous laundry room, featuring bespoke units, in-set sink, chequered porcelain tiles, tongue and groove panelling, quartz worktops, linen rail and a heated linen cupboard. The Worcester Bosh boiler operated on a cylinder system and the consumer unit are both discretely housed within bespoke cupboard units to achieve a seamless aesthetic.

OFFICE / BEDROOM 5

11'5" x 11'11"

A well-proportioned room, ideally suited as a large office/study space, playroom or alternatively as a fifth bedroom.

INNER HALLWAY

SHOWER ROOM

Walk-in shower featuring bevelled wall tiles, vanity unit, sink and towel radiator, with parquet effect floor tiles.

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'0" x 12'6"

A bright, dual aspect principal bedroom with views over the front and side gardens.

EN SUITE WET ROOM

featuring fully tiled en-suite, with wet-room shower tray, feature tiles to shower, fluted shower screen, vanity unit, toilet and towel radiator.

BEDROOM 2

12'4" x 12'2"

A generously proportioned double bedroom with views over the lawned front garden.

BEDROOM 3

10'11" x 12'2"

A comfortable and bright south facing double bedroom.

BATHROOM

STAIRCASE continues to a self-contained third floor with the landing leading to bedroom 4 and a stylish W.C.

BEDROOM 4 & WC

7'8" x 8'2"

A self-contained third floor with the landing leading to bedroom 4 and a stylish W.C.

Bedroom 4 comprises an L shaped single bedroom with built in storage and large roof lights, allowing the room to benefit from the south facing aspect, along with a fourth W.C to the property.

GARDENS

The property is positioned centrally within a generous and attractive plot, comprising thoughtfully landscaped, fully secured wrap-around gardens featuring two patio areas, raised beds, pergola and a useful potting/storage shed.

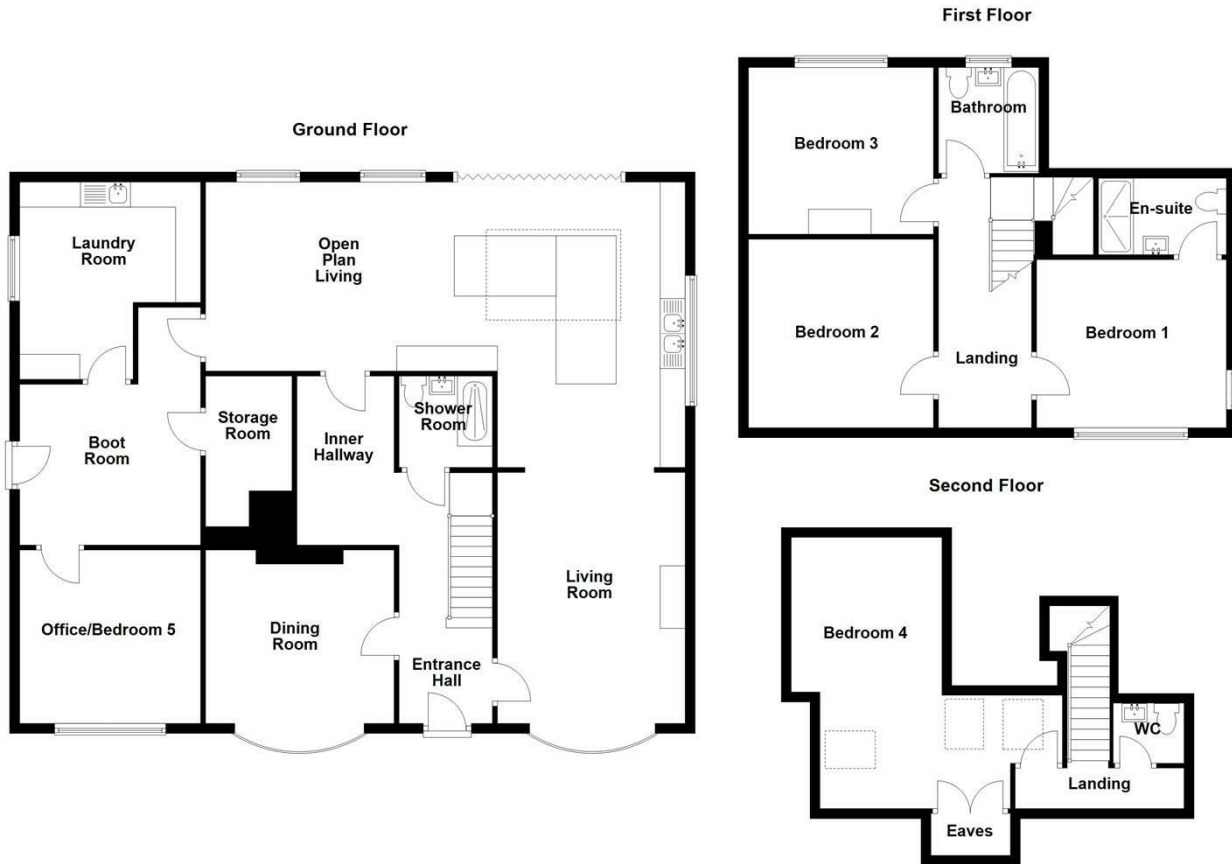
DRIVEWAY AND PARKING

There is a large gravelled parking area with gravel grids, an Oak framed double bay car port, including roof storage, E.V. charging, electric sockets and lighting, full property enclosing boundary fencing, electric gates (remote controlled), separate pedestrian gate and block paved vehicle pull-in splay.



HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto Copthorne Road. Continue to the traffic island, taking the second exit onto Mytton Oak Road, where the property will be found immediately on the left hand side.



Total area: approx. 2524.8 sq. feet

FIND OUR PROPERTIES ON:

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	76
England & Wales	EU Directive 2002/91/EC		England & Wales
			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.

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 : F

LOCAL AUTHORITIES

Shropshire Council

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