



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Camross Drive, Herongate, Shrewsbury, SY1 3XH

**Offers in the Region
Of £445,000**

To view this property please call us on **01743 236 800** Ref: T8158/SL/lrd

A modern, well appointed 4 bedroom, detached family home, situated in a pleasant cul-de-sac position on a popular, established residential development, within close proximity to essential amenities.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and with the benefit of full gas fired central heating and double glazing, the accommodation briefly comprises: entrance porch, entrance hall, cloakroom, living room, kitchen/dining room, utility room, study, main bedroom and en-suite shower room, three further bedrooms and family bathroom. Garage, forecourt parking, and garden to the front. Enclosed garden with extensive paved patio and terrace to the rear.

The property occupies an enviable cul-de-sac position on this popular and conveniently placed, established residential development, close to local schools and within close proximity to the nearby town centre with its many boutique-style shops, fashionable bars and restaurants, Theatre Severn and the Shrewsbury railway station. The property is also ideally placed within easy reach of the Shrewsbury bypass, providing ease of access to the M54 motorway link leading to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Panelled and part glazed door to:

ENTRANCE HALL

CLOAKROOM

Wash hand basin and low flush wc

LIVING ROOM

18'0" x 11'8" (5.49m x 3.56m)

A pleasant room with fireplace feature and bay window overlooking the garden and the formal reception area to the front

Double doors to:

KITCHEN/DINING ROOM

10'0" x 28'3" (3.05m x 8.60m)

Neatly appointed and fitted with a range of matching modern units.

UTILITY ROOM

6'6" x 7'4" (1.98m x 2.24m)

Personal door to the GARAGE

Door providing access to the rear GARDEN

STUDY

17'11" x 6'7" (5.45m x 2.00m)

From the entrance hall, STAIRCASE rises to a FIRST FLOOR BALCONY LANDING

BEDROOM 1

16'0" x 11'8" (4.87m x 3.56m)

Fitted wardrobes extending the width of one wall

EN-SUITE SHOWER ROOM

Shower cubicle

Wash hand basin and low flush wc

BEDROOM 2

11'6" x 11'8" (3.51m x 3.56m)

BEDROOM 3

10'1" x 9'0" (3.08m x 2.74m)

BEDROOM 4

8'3" x 10'1" (2.51m x 3.08m)

FAMILY BATHROOM

Panelled bath

Separate shower unit

Wash hand basin and low flush wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door

To the front, the property is set back and divided from the road by an open plan forecourt laid to lawn with a mature tree and approached over a wide tegular paved drive and forecourt, providing parking, serving the garage and formal reception area.

To the rear, there is a neatly kept garden with an extensive paved patio and terrace, extending the width of the property, rustic pergola, lawn, and established shrubs and trees, the whole well enclosed on all sides.



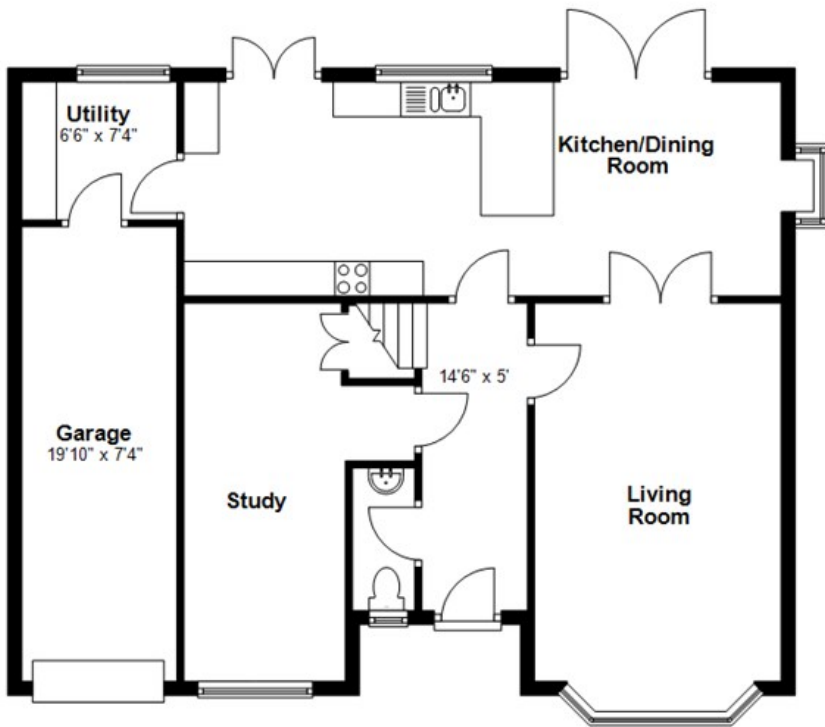




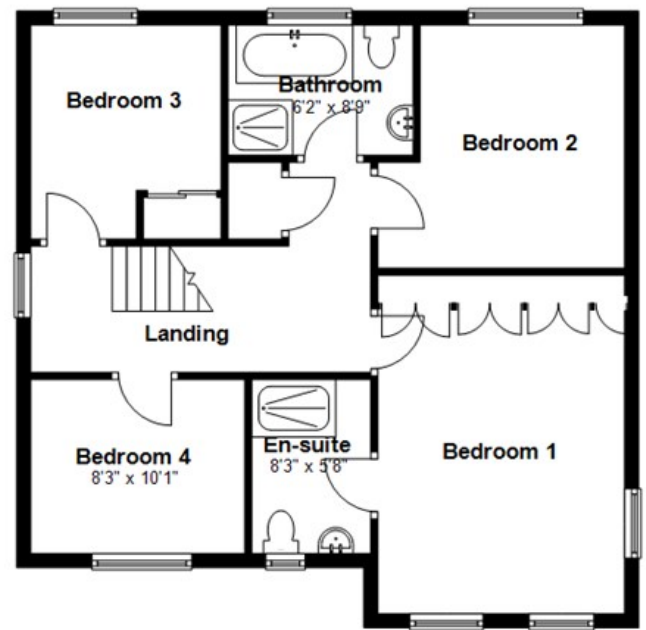


FLOOR PLANS ...

Ground Floor



First Floor



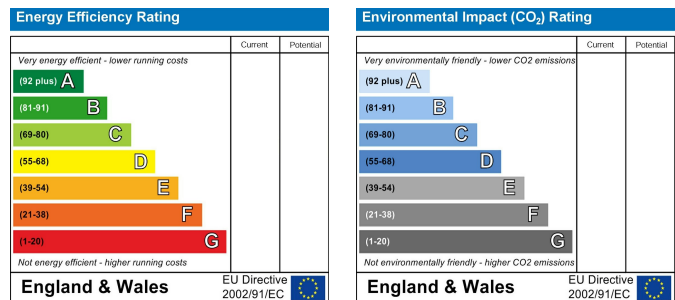
Total area: approx. 1713.4 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Ellesmere Road. Continue for some distance eventually turning right into Hubert Way. After a short distance, turn right into Butterwick Drive, second right into Bayford Drive and left into Camross Drive where the property will be found after a short distance on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



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.

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 you with your decision to move.

FIND OUR PROPERTIES ON:



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



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