1 Simpson Way, Shrewsbury, SY2 6FT

Shrewsbury & Country House Sales

MILLER EVANS

1 Simpson Way, Shrewsbury, SY2 6FT

£450,000 Freehold

- Beautifully presented four bedroom detached family home
- Entrance hall, wc, study, living room, open plan kitchen/dining room, utility room
- Master bedroom with en-suite shower room and three further good sized bedrooms and family bathroom
- Driveway parking and garage
- Enclosed rear garden and patio area with pergola
- Convenient and sought after location, close to excellent amenities and transport links

An immaculately presented, four bedroom, detached family home, set on an enviable corner plot, providing well planned and well proportioned accommodation throughout. Briefly comprising: spacious entrance hall, wc, study, living room, generous open plan kitchen/dining room and utility room to the ground floor. To the first floor, main bedroom with en-suite shower room and three further bedrooms. The property benefits from gas-fired central heating.

The property enjoys a convenient position, in a modern residential development off Oteley Road, one of Shrewsbury's most popular and well connected locations. Ideally placed for a wide range of amenities, including Meole Brace retail park, supermarkets, highly regarded schools and leisure facilities. It is also close to the nearby Reabrook Nature Reserve, offering excellent walking and cycling routes. Shrewsbury's historic town centre is approximately two miles away, whilst the A5 and M54 motorway provide links to the West Midlands.

ENTRANCE HALL
8'8" x 7'3"

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

STUDY
8'8" x 8'4"

LIVING ROOM
15'2" x 12'1"

KITCHEN / DINING ROOM
24'1" x 10'6"
Fitted with a range of matching wall and base units and integrated appliances
French doors opening to rear garden.

UTILITY ROOM
6'5" x 7'3"
Base units with inset sink
Door to garden

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
13'10" x 12'1"

EN-SUITE SHOWER ROOM
5'3" x 7'7"
Walk-in shower cubicle, wc and wash hand basin

BEDROOM 2
10'1" x 10'5"

BEDROOM 3
10'6" x 13'4"
Built in wardrobes

BEDROOM 4
9'112 x 10'6"
Built in wardrobes

FAMILY BATHROOM
6'4" x 7'3"
White panelled bath, wc and wash hand basin

GARDENS & GROUNDS

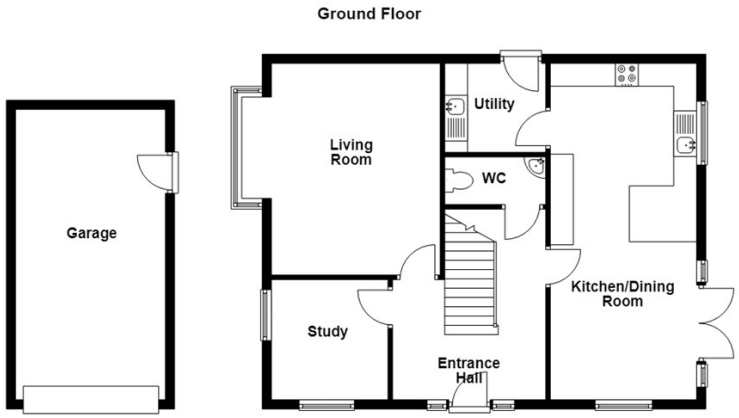
GARAGE
20'10" x 10'9"

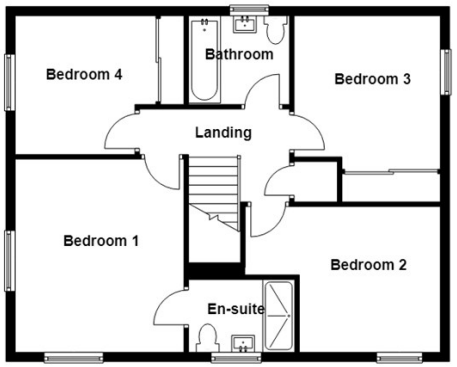
The property has a spacious driveway, providing ample space for parking and access to a large, single garage.

The rear garden is beautifully landscaped with floral and shrubbery borders, outside seating area and enclosed by wooden fencing, providing privacy.

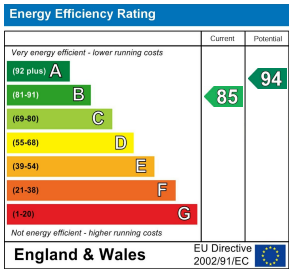
HOW TO GET THERE

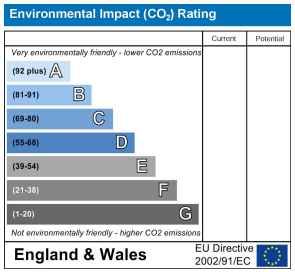
Proceed out of Shrewsbury along Belle Vue Road, joining Hereford Road. Approaching the roundabout, at Meole Brace, take the second exit onto Oteley Road. Proceed past the football ground and Aldi and after a short distance, turn right onto Maxfield Drive. Take the first right onto Simpson Way where the property will be found on the left hand side.





Total area: approx. 1702.7 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.

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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

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