



16 New College Road, Shrewsbury, SY2 6PU

Shrewsbury & Country House Sales

**MILLER
EVANS**



16 New College Road, Shrewsbury, SY2 6PU

£540,000

Freehold

- Individual four-bedroom detached family residence in a desirable cul-de-sac setting
- Conveniently located for schools, local amenities, bus services and M54 access to the West Midlands
- Spacious through living room featuring an inset log-burning stove
- Separate dining room, fitted kitchen with breakfast area and adjoining utility room
- Four generously proportioned bedrooms with a well-appointed family bathroom
- Mature, well-stocked gardens with a forecourt and in-and-out driveway providing ample parking; garage



A distinguished four-bedroom detached family residence occupying an enviable cul-de-sac position within a sought-after residential area, conveniently situated close to highly regarded schools, local amenities, regular bus services to the town centre and offering excellent access to the M54 motorway network and the West Midlands beyond.

The property has been exceptionally well maintained and enjoys a mature, beautifully stocked rear garden which provides an attractive and private setting. To the front, a well-kept forecourt with an in-and-out driveway affords ample off-road parking and enhances the property's impressive kerb appeal.

The spacious accommodation briefly comprises an elegant entrance hall, substantial through living room with inset log-burning stove, separate dining room, fitted kitchen with breakfast area and adjoining utility room. To the first floor are four generously proportioned bedrooms together with a well-appointed family bathroom.

This is an excellent opportunity to acquire a substantial family home in a desirable and well-established location.







ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

23'9" x 13'10"

A through room with window to the front and double doors to the rear garden.

DINING ROOM

13'7" x 10'3"

KITCHEN / BREAKFAST ROOM

9'10" x 18'6"

UTILITY

5'0" x 6'5"

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with access to the eaves.



BEDROOM 1

11'10" x 13'5"

Two built in wardrobes

BEDROOM 2

11'8" x 9'11"

Built in wardrobe

BEDROOM 3

11'8" x 8'6"

Built in wardrobe

BEDROOM 4

8'6" x 8'10"

BATHROOM

Panelled bath, shower cubicle, wash hand basin, wc

GARDENS AND GROUNDS

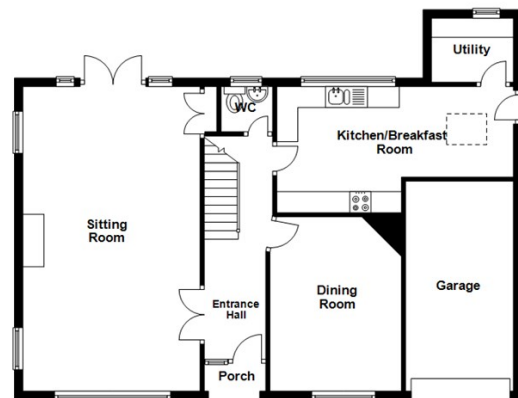
GARAGE



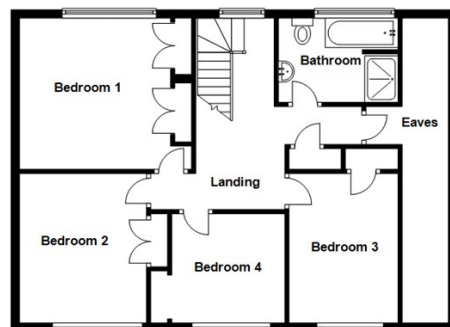
HOW TO GET THERE

From Shrewsbury, proceed over the English Bridge and continue the full length of Abbey Foregate to the Column island. Take the second exit into London Road and continue for some distance eventually turning right into New College Road. The property will be found after a further distance on the right hand side.

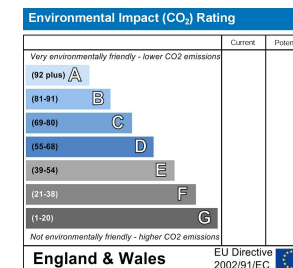
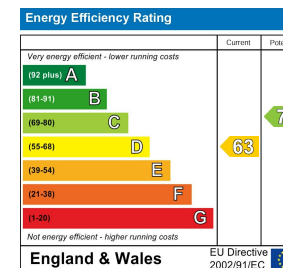
Ground Floor



First Floor



Total area: approx. 1741.1 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp



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 may 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.

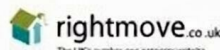
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
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FIND OUR PROPERTIES ON:



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