



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

31 Grangefields Road, Shrewsbury, SY3 9DD

**Offers in the Region of
£595,000**

To view this property please call us on **01743 236 800** Ref: T8114/SL/Ird

Situated in one of the most desirable residential areas on the west side of Shrewsbury, this stunning, much improved and substantially extended semi-detached family home offers beautifully appointed accommodation, finished to an exacting standard throughout.

The quality and attention to detail are immediately apparent. The heart of the home is an impressive open-plan living space, thoughtfully designed for modern family life and entertaining. This breathtaking room seamlessly combines a generous Living Room and Dining Area area with a fantastic contemporary kitchen, complete with sleek granite work surfaces, high-quality integrated appliances, and an abundance of storage. Expansive bi-fold doors flood the space with natural light and open directly onto the rear garden, creating a superb indoor-outdoor flow. In addition, there is a delightful Sitting Room and from the Hall, a modern Cloakroom / Shower Room.

Upstairs, the property continues to impress. The principal bedroom suite is a luxurious retreat, featuring a dedicated dressing room and a beautifully appointed en-suite shower room finished with premium fittings. The remaining bedrooms are well-proportioned and stylishly presented, complemented by an equally luxurious contemporary family bathroom.

Externally, the south-facing rear garden is a particular highlight — thoughtfully landscaped to provide an ideal setting for relaxation and entertaining. A superb Garden Room offers exceptional versatility, perfect as a home office (with power and WIFI), studio, gym, or a space for hosting all year round.

This is a rare opportunity to acquire a truly exceptional home in a highly sought-after location, combining generous living space, high-end finishes, and superb outdoor amenities — all within easy reach of the amenities, schools, and transport links that make this side of Shrewsbury so popular.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

11'10" x 12'0" (3.61m x 3.66m)

OPEN PLAN LIVING

32'10" x 22'2" (10.01m x 6.75m)

From the entrance hall, STAIRCASE rises to FIRST FLOOR
LANDING

MASTER BEDROOM WITH DRESSING ROOM

23'3" x 10'4" (7.09m x 3.14m)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'10" x 12'0" (3.61m x 3.66m)

BEDROOM 3

8'1" x 11'7" (2.46m x 3.52m)

FAMILY BATHROOM

OUTSIDE THE PROPERTY

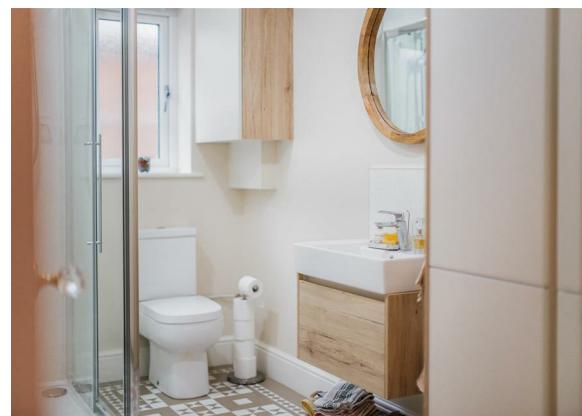
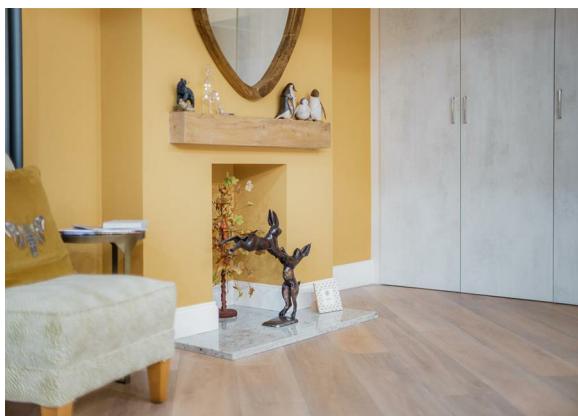
GARDEN ROOM / OFFICE

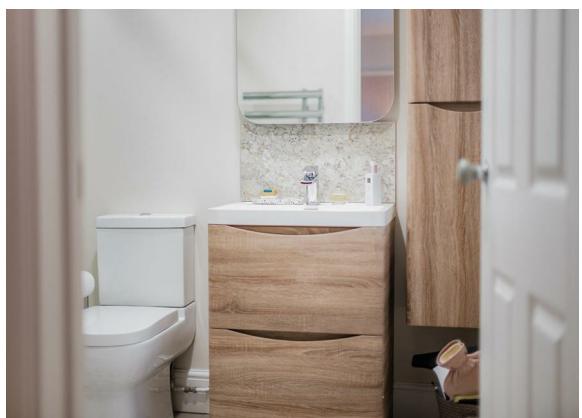
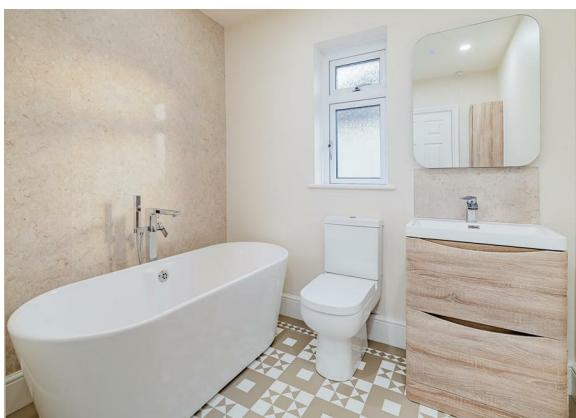
9'6" x 11'3" (2.90m x 3.44m)

STORE / WORKSHOP

8' x 11'3" (2.44m x 3.43m)



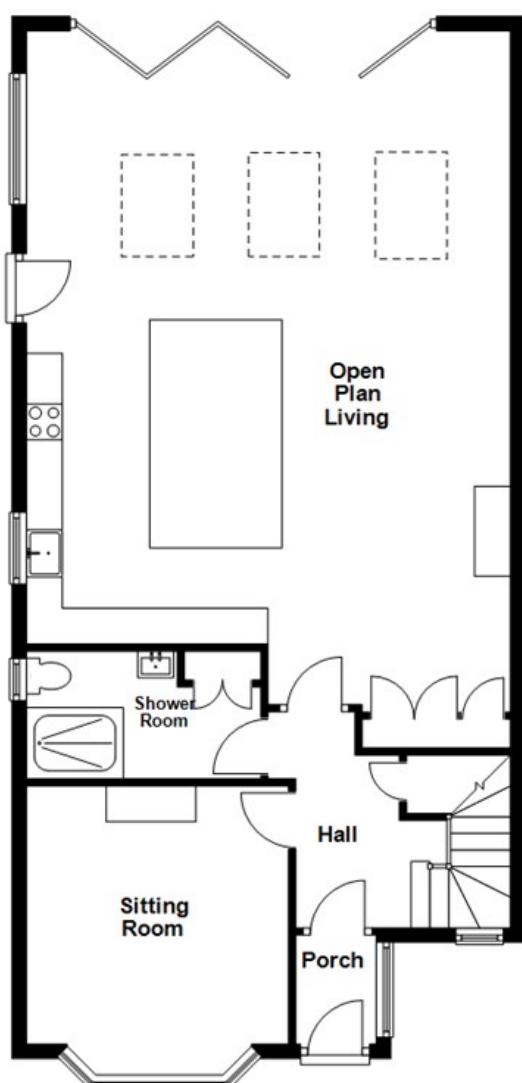




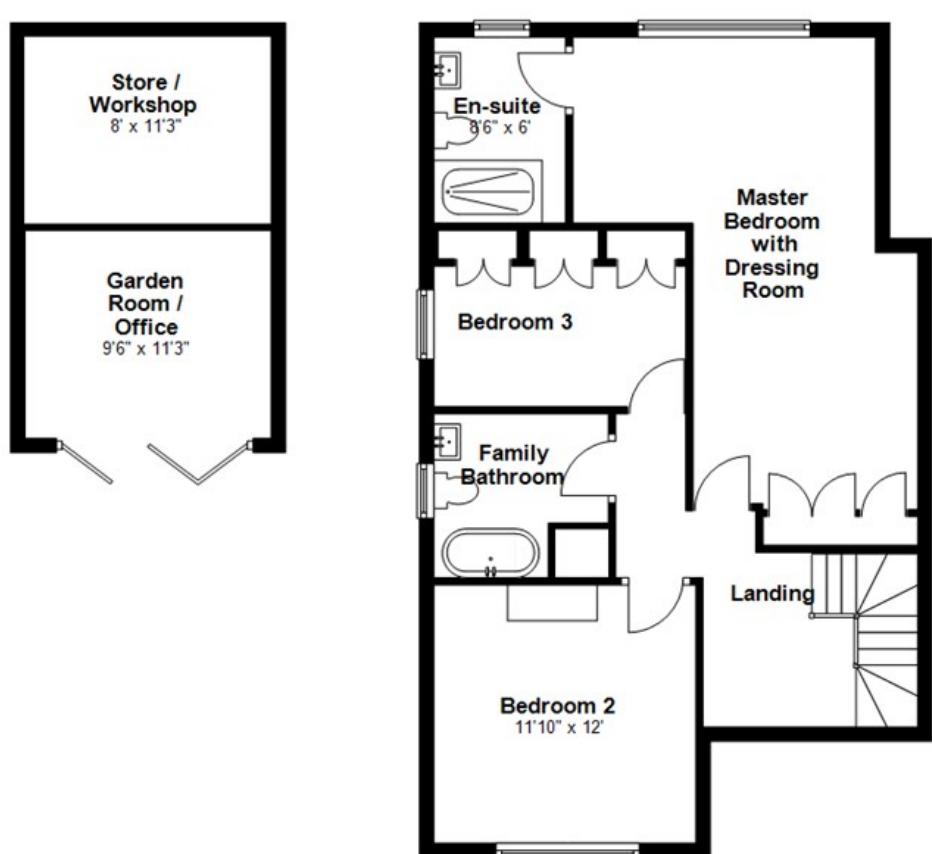


FLOOR PLANS ...

Ground Floor



First Floor



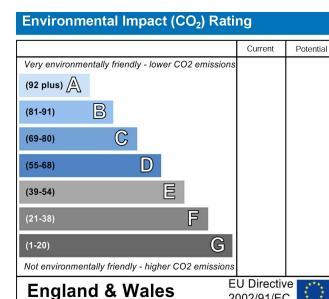
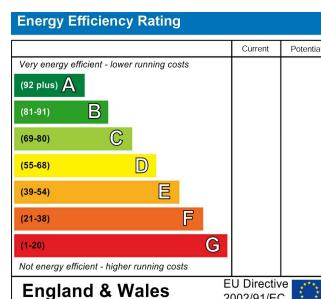
Total area: approx. 1945.2 sq. feet

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 Roman Road. Continue for some distance eventually turning right into Grange Road. After a short distance, turn right into Grangefields Road. Proceed to the bottom of Grangefields Road, turning right into Grangefields, where the property will be found on the left 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

Council Tax Band D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

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

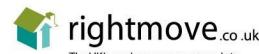
IMPORTANT NOTICE

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.

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