



4 Bank Drive West, Shrewsbury, SY3 9DJ

Shrewsbury & Country House Sales

**MILLER
EVANS**



4 Bank Drive West, Shrewsbury, SY3 9DJ

Asking Price £510,000

Freehold

- Well appointed, much improved and extended family home
- Three bedrooms (one with en suite shower room) and bathroom
- Pleasant open-plan kitchen/dining/living area with bi-fold doors to garden
- Pleasant sitting room and study
- Utility and cloakroom
- Driveway providing ample parking
- Beautifully landscaped gardens
- Popular location close to excellent local amenities



A particularly well appointed, much improved and extended semi-detached family home, situated in a quiet residential cul-de-sac position on the ever popular western fringe of Shrewsbury. The property is neatly presented and has been well maintained providing well planned living accommodation with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing. The accommodation comprises; spacious and attractive reception hall, sitting room, open plan kitchen/dining and family room with bi-fold doors to garden, study, utility room with cloakroom, three bedrooms (one with en suite shower room) and bathroom. Neatly kept gardens to the front and rear. Ample parking space.

The property occupies an enviable cul-de-sac position in this popular residential area, well placed within reach of excellent schools, Royal Shrewsbury hospital, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the Motorway.







INSIDE THE PROPERTY

RECEPTION HALL

LIVING ROOM

13'0" x 10'6"

A pleasant room with fireplace flanked on both sides by Bespoke built in cabinetry

Bay window to the front with fitted window seat

OPEN-PLAN KITCHEN / DINING ROOM

10'10" x 14'1"

The kitchen is well appointed and fitted with a range of matching modern units

OPEN-PLAN LIVING AREA

18'9" x 12'10"

Bi-fold doors to the garden

UTILITY ROOM

7'6" x 9'0"

SEPARATE WC

STUDY

12'0" x 10'3"

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

13'0" x 10'6"

Range of built in wardrobes

BEDROOM 2

11'0" x 10'6"

Built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

10'10" x 9'0"

BATHROOM

Modern panelled bath

Wash hand basin, wc



OUTSIDE THE PROPERTY

The property is approached over a wide tegular paved drive, providing ample parking space and serving the reception area.

To the side are double wooden gates which lead through to the neatly kept rear garden with a paved patio and terrace, ideal for outside entertaining and Alfresco dining etc and neatly kept lawn. The garden is well maintained and enclosed on all sides.

HOW TO GET THERE

The property is best approached out of Shrewsbury along Roman Road. Continue to the Longden Island, taking the 3rd exit onto Longden Road. Continue for some distance, eventually turning right into Bank Farm Drive. Turn left into Bank Drive West, where the property will be found at the end of the cul-de-sac on the right hand side.



Total area: approx. 1359.6 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 : D

LOCAL AUTHORITIES

Shropshire Council

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