



5 Rivington Avenue, Shrewsbury, SY3 9QL

Shrewsbury & Country House Sales

MILLER
EVANS



5 Rivington Avenue, Shrewsbury, SY3 9QL

£675,000

Freehold

- A beautifully presented and much improved detached family home
- Spacious living room, study and cloakroom
- Impressive kitchen/dining room with integrated appliances and bi-folding doors to the garden
- Master bedroom with contemporary en suite bathroom with shower
- Guest bedroom with en suite shower room
- Two further bedrooms and contemporary family bathroom with shower
- Extensive enclosed south-facing rear garden
- Generous corner plot
- Detached double garage and parking.
- Popular and desirable cul-de-sac position



A beautifully presented and substantially refurbished, detached, four-bedroom family home, offering generous and exceptionally well-planned accommodation throughout. The property has been finished to a high and exacting standard, combining contemporary styling with high-quality fixtures, fittings and finishes.

The welcoming accommodation briefly comprises a reception hall with guest cloakroom, spacious lounge, study and an impressive kitchen/dining room. The kitchen is fitted with a superb range of high-quality cabinetry, complemented by integrated appliance, and, from the dining area, bi-folding doors provide a wonderful connection to the rear garden, creating a particularly attractive space for entertaining and family gatherings. The adjoining utility room provides further practical storage and workspace. To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from a luxurious en-suite bathroom, while Bedroom Three has the advantage of its own en-suite shower room. Bedrooms Two and Four are served by a beautifully appointed family bathroom. All bathrooms have been fitted with high-end contemporary fittings and finishes. The property is further enhanced by a sophisticated solar energy system with integrated battery storage, providing an efficient and environmentally conscious means of generating and storing renewable energy for use within the home.

Occupying a larger-than-average corner plot, the property is pleasantly situated within a desirable residential cul-de-sac in a popular and sought-after location. It is ideally placed for excellent local schools, regular bus services to the town centre, a variety of recreational facilities and convenient access to the wider West Midlands via the M54 motorway link.









ENTRANCE HALL
14'8" x 6'1"

CLOAKROOM
Wash hand basin, wc

STUDY
10'6" x 9'0"

LIVING ROOM
14'3" x 12'4"

KITCHEN / DINING ROOM
10'0" x 30'10"

Superb range of high-quality wall and base units with integrated appliances
Bi-folding doors opening onto the rear garden.

UTILITY ROOM
6'4" x 9'0"

Staircase rising from the entrance hall to first floor landing.



BEDROOM 1

12'10" x 18'3"

Two built in wardrobes

EN SUITE BATHROOM

8'4" x 10'1"

Luxuriously appointed with free standing oval bath, large shower cubicle, wash hand basin, wc

BEDROOM 2

11'7" x 13'1"

Built in wardrobes

BEDROOM 3

10'6" x 9'0"

EN SUITE SHOWER ROOM

6'7" x 6'0"

Modern suite comprising; shower cubicle, wash hand basin, wc



BEDROOM 4

9'4" x 9'0"

Built in wardrobes

FAMILY BATHROOM

8'2" x 8'1"

Luxuriously appointed with free standing oval bath, large shower cubicle, wash hand basin, wc

GARDENS AND GROUNDS

DETACHED DOUBLE GARAGE

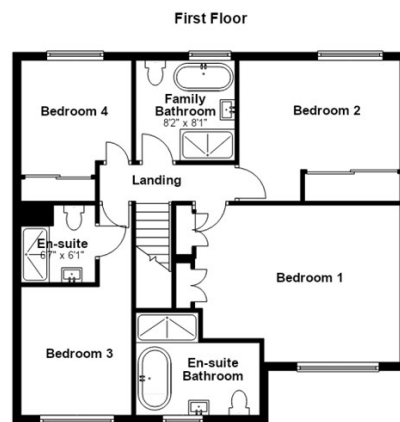
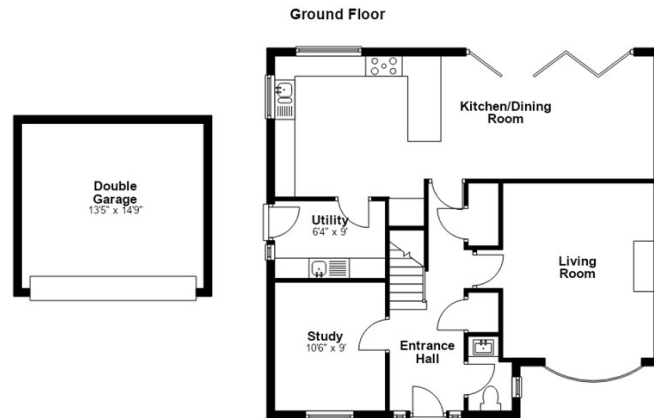
13'5" x 14'9"

the property occupies an enviable corner plot, with an attractive lawned garden with ample off-road parking leading to the double garage.

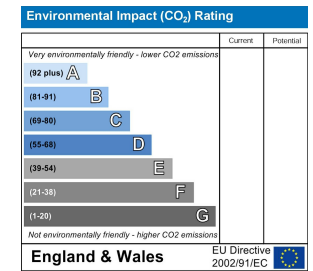
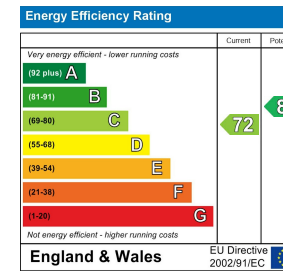
The rear garden is a particular feature, being extensive, well enclosed and enjoying a desirable south-facing aspect. It comprises a large lawn, paved patio area ideal for outdoor dining and entertaining, together with established fruit trees and attractive borders.

HOW TO GET THERE

The property is best approached out of Shrewsbury along Roman Road towards Meole Brace. Turn right into Upper Road and, at the mini roundabout, turn left into Vicarage Road. Take the second turning left into Alexandra Avenue and continue along, eventually turning left into Pendle Way. Turn left into Fairlawn Avenue, then right into Lonsdale Drive, followed by a right turn into Rivington Avenue. Continue into the cul-de-sac, where the property will be found towards the top right-hand corner.



Total area: approx. 1888.1 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 may have been enhanced. This property may be subject to additional management charges.

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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.

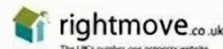
Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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