

20 Headmasters Row, Shrewsbury, SY3 9DT

Shrewsbury & Country House Sales

MILLER EVANS



20 Headmasters Row, Shrewsbury, SY3 9DT

£500,000 Freehold

- Superior modern home offering versatile accommodation arranged over two floors.
- Immaculately presented throughout, with ground floor underfloor heating, air-con and double glazing.
- Spacious living room, contemporary kitchen/dining room with integrated appliances and separate utility room.
- Flexible ground floor third bedroom/study, complemented by a luxury shower room, offering potential for single-level living.
- Two first floor double bedrooms and spacious family bathroom.
- Generous forecourt parking, large garage with electric carousel door
- Beautifully maintained rear garden with extensive patio, lawn and attractive open outlook.
- Peaceful location close to excellent amenities
- Chain Free





This superior modern home offers beautifully presented and thoughtfully designed accommodation arranged over two floors, providing a high degree of flexibility to suit a wide range of prospective purchasers. Equally appealing to young families seeking adaptable living space or retired couples looking for the convenience of potential single-level living, the property combines contemporary style with practical everyday comfort.

The immaculate accommodation benefits from double glazing throughout and ground floor underfloor heating. The well-proportioned layout comprises a spacious entrance hall, an attractive living room overlooking the rear garden and a stylish kitchen/dining room, utility room and a third bedroom/study, complimented by a luxurious shower room, creating the opportunity for self-contained living on the ground floor if required. To the first floor are two generous double bedrooms and a spacious and well-appointed family bathroom. Beautifully maintained landscaped rear garden. Driveway providing ample parking and access to the garage. The property benefits from gas fired central heating, underfloor heating to the ground floor, Air-conditioning and double glazing.

The property is situated in an enviable location on this exclusive and recently constructed residential development, situated on the western fringe of Shrewsbury and well placed within reach of excellent amenities including popular schools, including Shrewsbury School and the High School for Girls, the Royal Shrewsbury Hospital and close proximity to the town centre with Theatre Severn and the revered Quarry Park and Dingle Gardens, together with many fashionable bars and restaurants.

















ENTRANCE HALL
12'4" x 9'3"

LIVING ROOM
11'10" x 13'8"
Sliding doors to the rear garden

KITCHEN/ DINING ROOM
18'2" x 11'1"
Fitted with a comprehensive range of contemporary cabinetry, quality finishes and integrated appliances.
Sliding doors to the rear garden

UTILITY ROOM
8'6" x 5'11"
Fitted with a range of matching base units

STUDY / BEDROOM 3
9'7" x 13'2"





SHOWER ROOM
6'0" x 9'3"
Corner shower cubicle
Wash hand basin, wc

From the entrance hall Staircase rises to First Floor Landing.

BEDROOM 1
9'7" x 13'2"

BEDROOM 2
8'9" x 13'2"
Built in wardrobes
Window to rear.

BATHROOM
6'0" x 9'3"
Panelled bath with shower over
Wash hand basin, wc

GARDENS AND GROUNDS

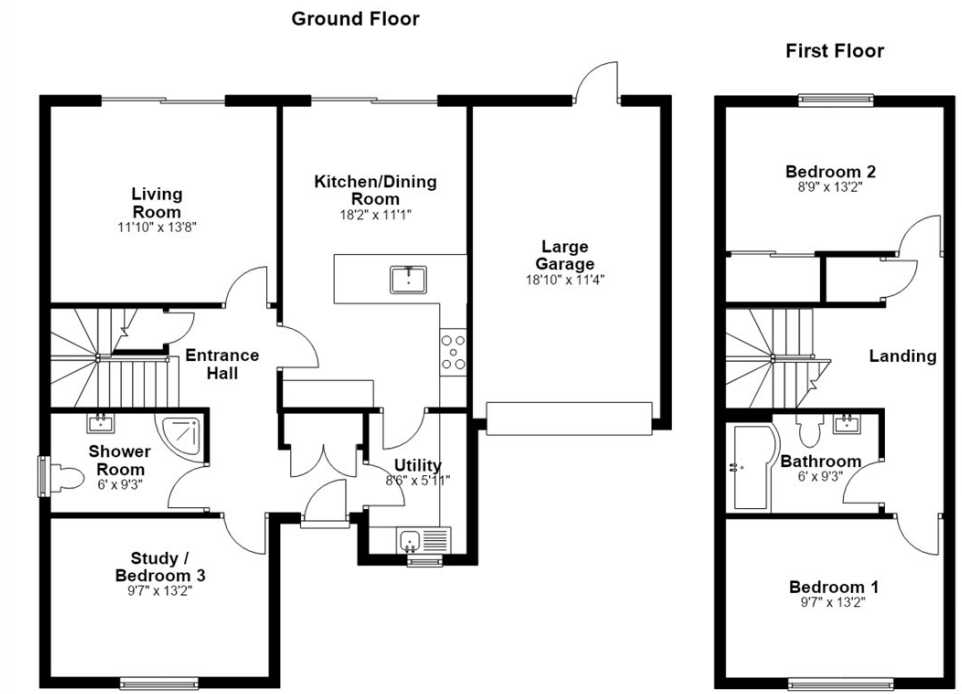
LARGE GARAGE
18'10" x 11'4"
Up and over door, door

The property is approached via a generous forecourt providing ample off-road parking for several vehicles and giving access to a large garage, fitted with an electric carousel-style door.

To the rear, a particularly appealing, good-sized garden has been neatly maintained and thoughtfully landscaped, incorporating an extensive paved patio, an attractive expanse of lawn and well-stocked planting. The property's slightly elevated position affords an attractive open outlook across neighbouring gardens, which are set at a lower level, enhancing the sense of privacy and creating a pleasant backdrop to the outside space.

HOW TO GET THERE

Proceed out of Shrewsbury along Radbrook Road. At the mini-roundabout, turn left into Lady Herbert Way. After a short distance, turn left into Headmasters Row, where the property will be found directly ahead.



Total area: approx. 1432.4 sq. feet

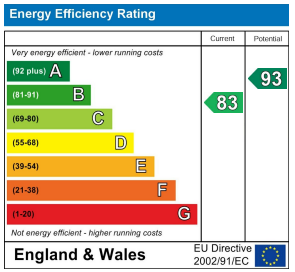
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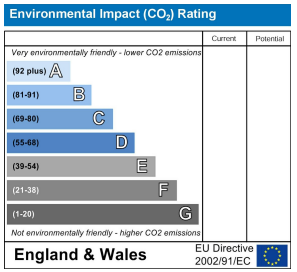
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IMPORTANT NOTICE

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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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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