



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

75 London Road, Shrewsbury, SY2 6PQ

£675,000 Region

To view this property please call us on **01743 236 800** Ref: T7756/SL/MU

# An immaculately presented, much improved and renovated, five bedroom semi-detached family home.

This five bedroom semi-detached family home is presented to an exacting standard and has been much improved and sympathetically renovated to a high standard of specification to provide spacious and versatile accommodation, arranged over three floors. The property benefits from gas fired central heating with underfloor heating to the kitchen/dining room and double glazing.

The property is situated in a pleasant and convenient, fringe of town location, well placed within easy reach of excellent local amenities, including shops and schools and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## INSIDE THE PROPERTY

### ENTRANCE HALL

Engineered Oak Parquet flooring  
Understairs store cupboard

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

14'2" x 16'5" (4.32m x 5.00m)

Bay window to the front  
Open fireplace

### FAMILY ROOM

11'2" x 13'9" (3.40m x 4.19m)

Wood burning stove with surround and mantel  
Double doors to garden

### KITCHEN / DINING ROOM

21'8" x 13'4" (6.60m x 4.06m)

Engineered Oak Parquet flooring with underfloor heating  
Range of matching wall and base units with integrated appliances  
Feature bi-folding window offering superb open views over the rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### MASTER BEDROOM

14'4" x 12'6" (4.37m x 3.81m)

Built in wardrobes  
Bay window to the front

### EN SUITE SHOWER ROOM

Modern suite comprising;  
Walk in shower  
Wash hand basin, wc

### BEDROOM 2

11'2" x 11'10" (3.40m x 3.61m)  
Built in wardrobes

### BEDROOM 3

9'8" x 13'0" (2.95m x 3.96m)

### BEDROOM 4

7'4" x 11'5" (2.24m x 3.48m)

### BATHROOM

Modern suite comprising;  
Panelled bath  
Wash hand basin set to vanity unit, wc

STAIRCASE continues to SECOND FLOOR LANDING

### BEDROOM 5

10'2" x 16'5" (3.10m x 5.00m)  
Superb room to include study area.

### EN SUITE SHOWER ROOM

Modern suite comprising;  
Shower cubicle  
Wash hand basin, wc  
Velux window

## OUTSIDE THE PROPERTY

### DETACHED SINGLE GARAGE

The property is approached over a tarmacadam driveway providing ample parking, flanked by lawn with mature shrub beds and borders. Gated access to the Car-port and detached garage.

Enclosed and secluded, landscaped REAR GARDEN laid to lawn with gravelled seating area and further paved patio, providing an ideal entertaining space, mature trees and shrub beds and borders.









## FLOOR PLANS ...



TOTAL AREA: APPROX. 183.2 SQ. METRES (1971.4 SQ. FEET)

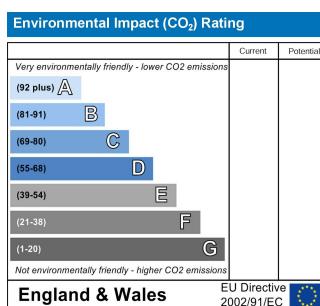
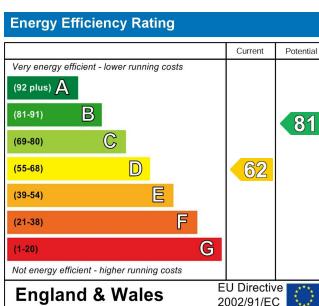
We accept no responsibility for any mistake or inaccuracy contained within the floorplans. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property itself.

This produced using Planiply.



## HOW TO FIND THIS PROPERTY

The property is best approached over the English Bridge along Abbey Foregate to the Column Island. Take the second exit onto London Road, where the property will eventually be found.



## 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

## LOCAL AUTHORITIES

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

Council Tax Band: E

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