



**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



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# 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.



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## 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.



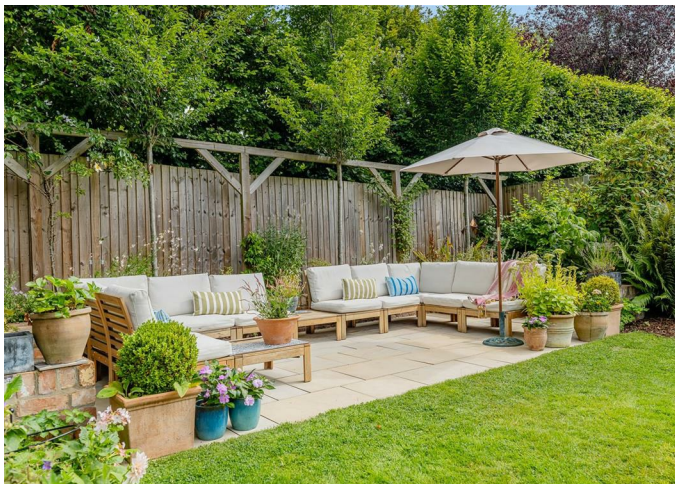














FLOOR PLANS ...

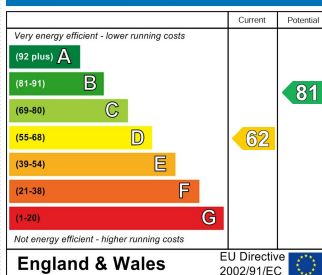




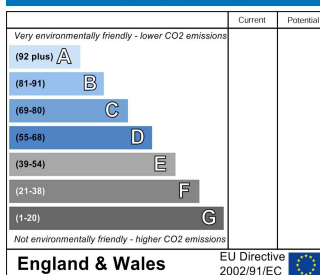
## HOW TO FIND THIS PROPERTY

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.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



## 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

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.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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