



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

66 Roman Road, Shrewsbury SY3 9AW

£900,000 Region

To view this property please call us on **01743 236 800** Ref: T7181/SL/MU

A superior, well appointed and much improved, detached 5 bedroomed family residence.

The property is presented throughout to an exacting standard and has been greatly improved by the current owner to provide well planned and well proportioned family accommodation with rooms of pleasing dimensions throughout and benefits from full gas-fired central heating and double glazing.

Well placed in this highly desirable and much sought after residential area, on the western fringe of Shrewsbury within reach of popular schools, including Shrewsbury School and the High School for Girls, easy reach of the nearby town centre together with the revered Quarry Park and Dingle Gardens, Theatre Severn and many fashionable bars and restaurants, the Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ATTRACTIVE ENTRANCE HALL

CLOAKROOM

With wc
Wash hand basin.

LOUNGE

16'4" x 10'5" (4.98m x 3.17m)

A pleasant through room with bay window to the front overlooking the formal reception area and gardens and bi folding doors opening onto and overlooking the landscaped rear garden.

FAMILY ROOM/FORMAL DINING ROOM

12'5" x 11'0" (3.78m x 3.35m)

Window overlooking the garden to the rear.

KITCHEN/DINING ROOM

12'5" x 20'6" (3.78m x 6.24m)

The kitchen is fitted with an attractive range of bespoke units with granite working surfaces incorporating a central island unit and a comprehensive range of high quality integrated kitchen appliances. Door and window allowing access to and overlooking the rear garden.

From the dining area bi folding doors opening onto the rear patio and terrace.

From the kitchen a personal door allowing access to the large garage.

From the entrance hall a STAIRCASE rises to an attractive FIRST FLOOR LANDING

BEDROOM 1

12'3" x 11'8" (3.74m x 3.55m)

A delightful room which is attractively decorated with panelled reliefs to one wall

Window overlooking the garden to the rear.

BEDROOM 2

12'3" x 11'0" (3.74m x 3.35m)

Window overlooking the garden to the rear.

GUEST BEDROOM 3

15'7" x 7'1" (4.75m x 2.17m)

Window overlooking the garden to the rear.

EN SUITE SHOWER ROOM

Which has recently been refitted with a walk in shower
Hand basin
WC

BEDROOM 4

13'10" x 13'0" (4.22m x 3.96m)

There are 2 windows overlooking the formal reception area to the front with views towards the Kingsland Valley.

BEDROOM 5

8'10" x 10'5" (2.69m x 3.17m)

With similar outlooks to bedroom 4.

FAMILY BATHROOM

Luxuriously appointed with a free standing bath
WC

Hand basin and a large walk in tiled shower cubicle with overhead drench shower and glazed shower screen.

OUTSIDE THE PROPERTY

LARGE GARAGE

With utility area with plumbing and space for washing machine etc, double doors, concrete floor, electric light and power supply.

TO THE FRONT there is a spacious brick paved forecourt and drive together with a landscaped herbaceous display. The drive provides ample parking and turning space for guests' cars and serves the garage together with the formal reception area.

To the rear there is an attractive LANDSCAPED GARDEN with an extensive randomly paved patio, terrace and entertaining area. Formal steps serve terraced lawns, which are neatly kept with floral, shrubbery and herbaceous displays. The whole well enclosed on all sides affording the garden considerable privacy and enjoying a pleasant and sunny south westerly aspect.



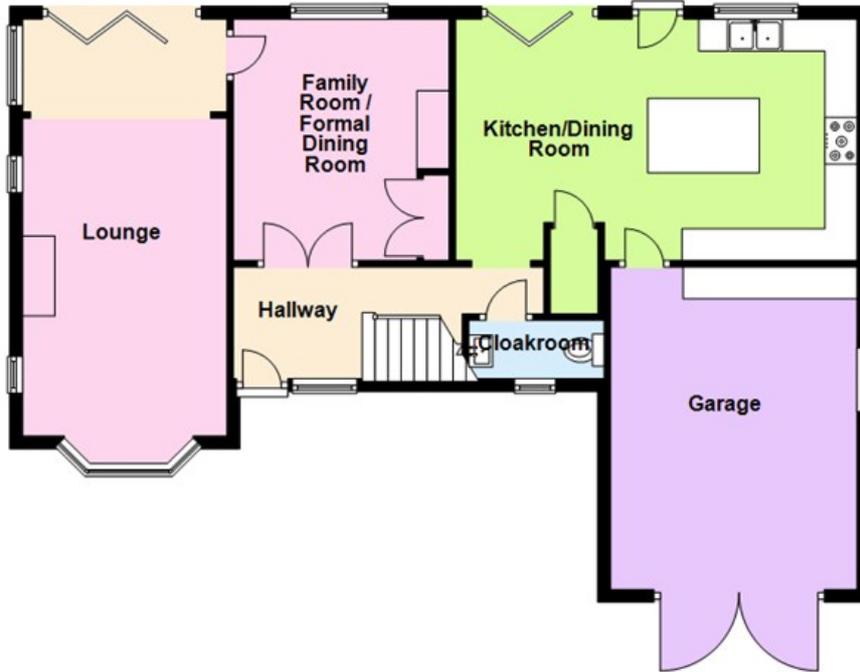




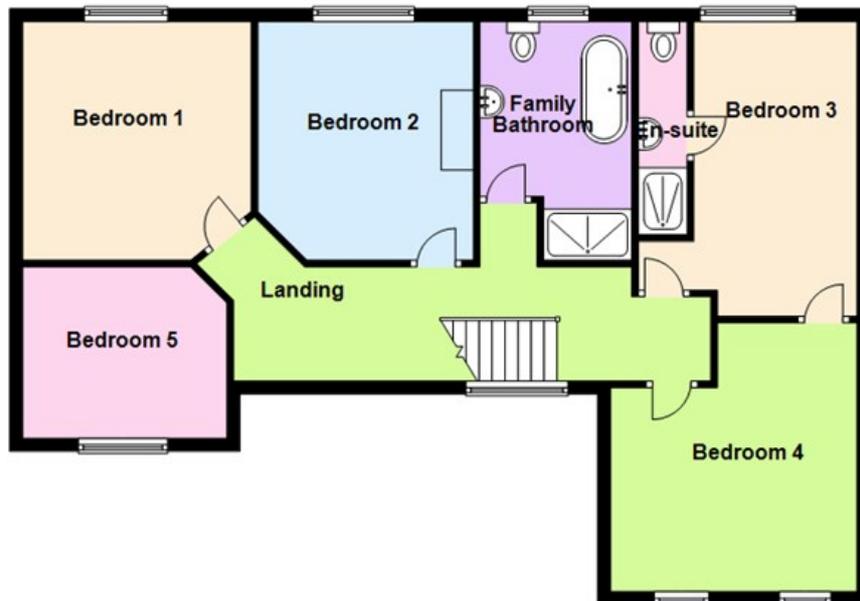


FLOOR PLANS ...

Ground Floor
Approx. 956.2 sq. feet



First Floor
Approx. 961.3 sq. feet



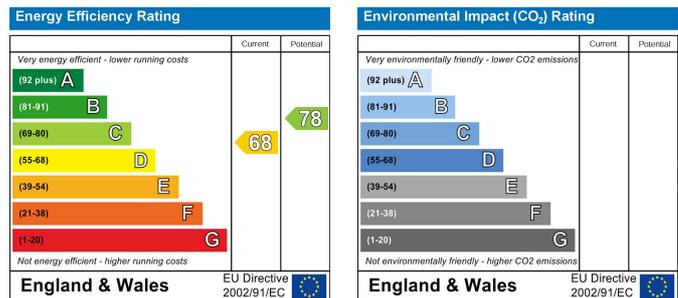
Total area: approx. 1917.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Roman Road, proceed over the Porthill Island and continue for a further distance passing Shrewsbury School on the left hand side. After a short distance turn right into Canonvale and immediately right into a private road which runs adjacent to Roman Road.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



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

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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