



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Prospect Cottage, 48 Mytton Oak Road, Shrewsbury,
SY3 8UD**

£450,000

To view this property please call us on **01743 236 800** Ref: T8030/WM/KQ

A particularly well appointed three bedroom cottage style residence, situated in this highly desirable and convenient location.

This well appointed three bedroom property provides spacious accommodation briefly comprising; entrance hall, living room, dining room, breakfast kitchen, utility, cloakroom, master bedroom with en suite shower room, two further bedrooms and bathroom. Garage and parking. The property benefits from gas-fired central heating and double glazing.

Occupying an enviable and secluded position in this popular and much sought after residential area on the western fringe of Shrewsbury, conveniently placed within reach of excellent schools in both the state and private sector, local shops, a frequent bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn, The Quarry Park and Dingle Gardens and the Shrewsbury Railway Station. It is also ideally placed within easy reach of the Shrewsbury by-pass and the M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'2" x 16'1" (4.33m x 4.91m)

A pleasant room with attractive fireplace feature and open fire
Three windows

DINING ROOM

10'10" x 12'5" (3.29m x 3.78m)

Window

KITCHEN / BREAKFAST ROOM

10'10" x 15'3" (3.29m x 4.66m)

Fitted with a range of matching modern units

Integrated dishwasher

Inset oven, hob and extractor over

Door to:

UTILITY

7'4" x 5'6" (2.23m x 1.68m)

Door to garden

Door to:

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR

LANDING with built in airing cupboard.

BEDROOM 1

14'2" x 12'8" (4.33m x 3.86m)

EN SUITE SHOWER ROOM

Large Shower cubicle

Wash hand basin, wc

BEDROOM 2

10'10" x 12'8" (3.29m x 3.86m)

BEDROOM 3

10'10" x 11'3" (3.29m x 3.42m)

BATHROOM

9'8" x 7'5" (2.95m x 2.26m)

Panelled bath

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED GARAGE

Brick built with mains electric and security lighting

Loft storage space

Access to front and rear gardens

The property is approached through double wooden entrance gates with a large forecourt providing ample parking and access to the garage, flanked by lawned area with well established flower and shrub borders and conifer hedging.

Well kept walled REAR GARDEN laid mainly to lawn with a wide selection of specimen shrub beds and borders. Summerhouse.



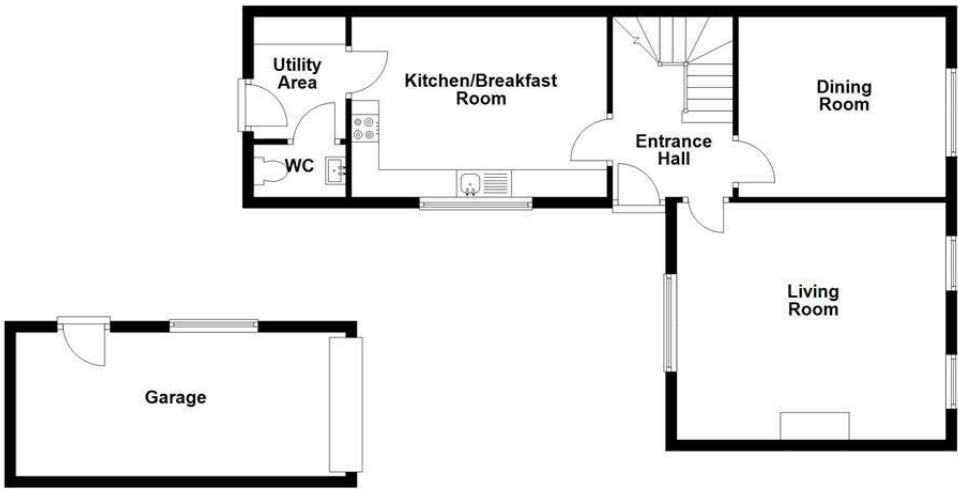




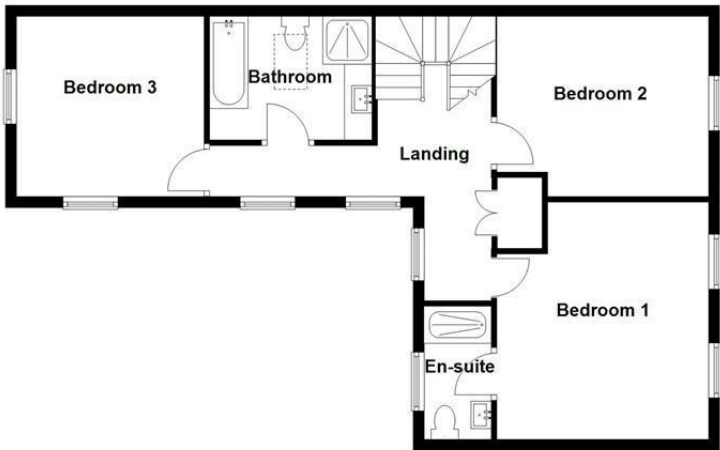


FLOOR PLANS ...

Ground Floor



First Floor

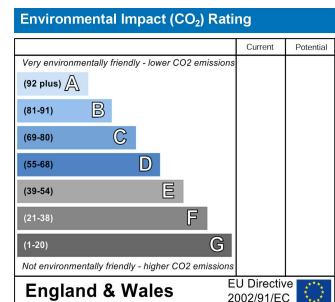
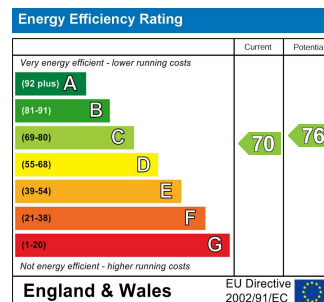


Total area: approx. 1543.3 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the first exit into Copthorne Road. Continue the full length of Copthorne Road to the Mytton Oak traffic island and take the second exit into Mytton Oak Road. Continue along Mytton Oak Road where the property is found set back on the right hand side.

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

Council Tax Band: D

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones