



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

75 Woodfield Road, Shrewsbury SY3 8HU

£475,000 Region

To view this property please call us on **01743 236 800** Ref: T8017/SL/MU

An exceptionally well appointed, much improved and extended, 3 bedroomed, semi-detached family residence, situated in a desirable and convenient residential area within close proximity of the nearby town centre.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented by the current owners to an exacting standard. The immaculate accommodation is further enhanced by the addition of a prime oak framed extension to the rear which takes the form of a spacious breakfast kitchen with full length windows and glazed French door opening onto and overlooking the garden. The property benefits from full gas-fired central heating and double glazing.

Situated in this highly desirable and much favoured residential area on the western fringe of Shrewsbury, well placed within reach of excellent schools, in both the state and private sector, walking distance of the town centre via the Quarry Park and Dingle Gardens, the Royal Shrewsbury Hospital and within easy reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM/WC

With WC low type flush
Hand basin.

STUDY

11'6" x 12'9" (3.51m x 3.89m)
Bay window overlooking the formal reception area to the front.

EXTENDED SITTING ROOM

18'8" x 11'4" (5.69m x 3.46m)
With fireplace feature and glazed French doors opening onto and overlooking the rear garden.

SPACIOUS BREAKFAST KITCHEN

22'8" x 11'11" (6.92m x 3.64m)
Neatly appointed and fitted with a range of matching units.

UTILITY LOBBY

8'0" x 3'11" (2.43m x 1.19m)
With door allowing access to the garden.

From the entrance hall a STAIRCASE with handrail and balustrade rises to a FIRST FLOOR LANDING

BEDROOM 1

12'9" x 11'4" (3.89m x 3.46m)
Large double door built in wardrobe
Window overlooking the rear garden

BEDROOM 2

11'7" x 10'3" (3.53m x 3.13m)
Bay window overlooking the garden to the front.

BEDROOM 3

8'3" x 8'10" (2.51m x 2.69m)
Window with similar outlooks to bedroom 2.

BATHROOM

Neatly appointed with a panelled bath with shower
Hand basin

SEPARATE WC with low type flush and hand basin.

OUTSIDE THE PROPERTY

TO THE FRONT the property is set back and divided from the road by a neatly kept and established privet hedge and approached over a gravelled drive and forecourt which provides ample parking space and serves the formal reception area.

To the rear there is a particularly attractive, well stocked GARDEN with a randomly paved patio and terrace, rustic trellis with archway to a further area of garden laid to lawn. The whole well stocked, neatly kept and enclosed on all sides.









FLOOR PLANS ...



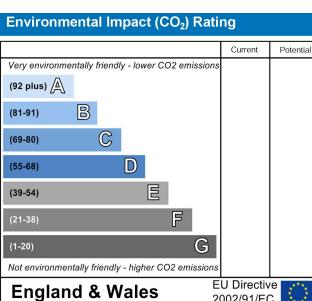
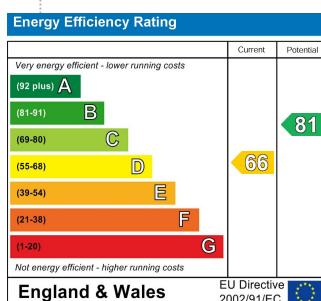
Total area: approx. 1238.2 sq. feet

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 over the Welsh Bridge to the Frankwell island and take the first exit into Copthorne Road. Continue along Copthorne Road for some distance eventually turning left into Pengwern Road. Continue for a further distance turning right into Woodfield Road, proceed to the top of Woodfield Road and at the mini island take the second exit and continue for a further distance along Woodfield Road where the property will be found on the left 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

Council Tax Band C

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

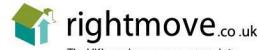
IMPORTANT NOTICE

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.

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The UK's number one property website

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
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Tel: 01694 724700



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