



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Mountwood Park, Shrewsbury, SY3 8PJ

£650,000 Region

To view this property please call us on **01743 236 800** Ref: T7221/SL/KQ

A particularly well appointed and especially well maintained, superior, detached four bedroom family residence.

This superior four bedroom detached property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented to an exacting standard. The property is set in attractive and well stocked landscaped gardens and situated discreetly in the garden is a superb fully insulated garden room, currently providing a fabulous entertaining area, but could also be adapted to create a comfortable and professional work space. The property has the benefits of gas fired central heating and double glazing.

The property occupies an enviable position on this small and exclusive residential development on the western fringe of Shrewsbury, well placed within reach of excellent schools, including Shrewsbury school and the high school for girls, the Royal Shrewsbury Hospital, close proximity to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENCLOSED GLAZED PORCH

6'0" x 6'6" (1.83m x 1.98m)

RECEPTION HALL

Solid oak waxed and polished boarded floor
Built in cloaks cupboard

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

20'8" x 12'10" (6.31m x 3.90m)
Glazed double French doors opening to rear garden
Deep walk in bay window
Attractive Inglenook style fireplace with recess, limestone surround and mantel and raised hearth

DINING ROOM

10'2" x 12'0" (3.09m x 3.66m)
Deep bay window overlooking rear garden
Archway to:

KITCHEN

11'4" x 15'2" (3.46m x 4.63m)
Fitted with a range of integrated appliances including dishwasher and fridge
Range style cooker with oven and grill
Archway to:

FAMILY ROOM / BREAKFAST ROOM

8'1" x 15'2" (2.47m x 4.63m)
Glazed double French doors to rear garden
Door to larder

UTILITY

4'9" x 9'2" (1.44m x 2.79m)

STUDY

6'6" x 12'8" (1.98m x 3.87m)
Superbly appointed and fitted with comprehensive range of office furniture

STAIRCASE with ornamental balustrade and handrail rises from the entrance hall to FIRST FLOOR GALLERIED LANDING with access to boarded roof space and pull down ladder, large airing cupboard enclosing insulated cylinder and shelving.

MASTER BEDROOM

13'0" x 12'9" (3.96m x 3.89m)
Range of fitted wardrobes
Window overlooking front garden
Archway to:

DRESSING ROOM

4'1" x 10'2" (1.24m x 3.09m)
Two ranges of double door built in wardrobes

EN SUITE SHOWER ROOM

Large tiled walk in shower with glazed panel and Dirext mixer power shower
Dressing surface with inset wash hand basin, wc

BEDROOM 2

13'6" x 9'9" (4.11m x 2.97m)
Two double built in wardrobes

EN SUITE SHOWER ROOM

Corner shower cubicle with Direct mixer power shower
Pedestal wash hand basin, wc

BEDROOM 3

12'9" x 10'3" (3.89m x 3.12m)

BEDROOM 4

10'0" x 8'3" (3.05m x 2.51m)

FAMILY BATHROOM

Attractively appointed with oval corner bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

The property is approached over a paved drive and forecourt which provides ample parking space and serves both the double garage and reception area. The gardens to the front are well stocked containing a wide variety of flower shrubs, miniatures, etc.

There is an especially well stocked landscaped REAR GARDEN with an extensive paved patio, further gravelled area and additional raised paved terrace, a wide variety of inset shrubs, miniatures, ornamental trees and climbing shrubs, which provide a natural screen and afford the garden considerable privacy. From the lower level, there are steps which serve a further area of natural garden with pathways flanked by established fruit trees and further shrubbery displays. Garden store shed. Wood store.

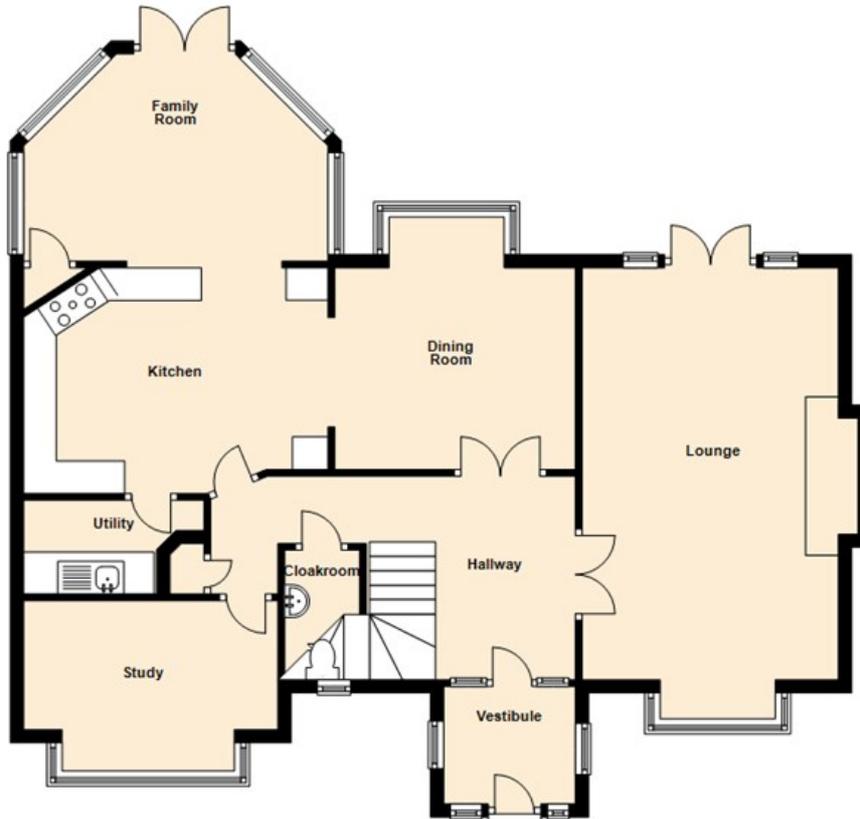






FLOOR PLANS ...

Ground Floor
Approx. 1081.6 sq. feet



First Floor
Approx. 865.8 sq. feet



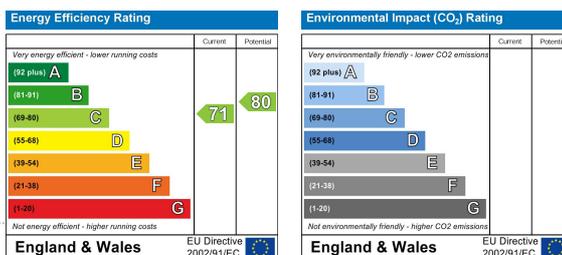
Total area: approx. 1947.4 sq. feet
Illustration For Informational Purposes Only. Not To Scale.
Plan produced using PlanUCL

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Continue along The Mount, eventually turning right into Mountwood Park, where the property will be found.



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.

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