



35 Shelton Road, Shrewsbury, SY3 8SU

Shrewsbury & Country House Sales

MILLER
EVANS



35 Shelton Road, Shrewsbury, SY3 8SU

£395,000

Freehold

- An immaculately presented end terraced family home with accommodation arranged over three floors
- Living room leading into dining room with log burner
- Fitted kitchen with access to garden and cloakroom
- Two double bedrooms and bathroom to the first floor
- Master bedroom to the second floor
- Enclosed well stocked rear garden
- Garden bar/entertaining shed with log burner
- Detached garage and ample parking
- Popular and convenient location close to the town centre and excellent schools



This immaculately presented three bedroom end of terrace family home with an outside entertaining area provides well planned and well-proportioned accommodation throughout briefly comprising; Entrance Hall, leading through to the lounge/dining room which has a feature log burner, window to the fore and French doors out onto the rear patio. This flows through to the kitchen which has a matching range of wall and base units, window to the side, rear access and a downstairs WC. Two bedrooms and bathroom to the first floor. There is a master bedroom to the second floor with two large Velux windows providing great views and natural light. The property benefits from gas fired central heating, ample parking and is a fantastic distance to the town centre.

The property is situated in a convenient residential location, offering access to local schools, everyday amenities and public transport links. Shrewsbury town centre is within reach, providing a range of shops, cafés, restaurants and leisure facilities. The area also benefits from access to green spaces and road connections, making it a practical choice for families and commuters alike. Nearby schools include Woodfield Infant School & Nursery and St George's Junior School, with The Priory School also within easy reach. Local shops, a Co-op supermarket and GP surgeries are conveniently close by, while Shrewsbury railway station is approximately 1.2 miles away.







ENTRANCE HALL

16'0" x 5'11"

LOUNGE / DINING ROOM

24'1" x 10'11"

Bay window to the front

Inset log burner

French doors to the rear garden

KITCHEN

15'4" x 11'7"

Fitted with a range of matching wall and base units

Door to garden

Door to:

CLOAKROOM

5'7" x 3'9"

Wash hand basin, wc

Staircase rising from the entrance hall to First Floor Landing

BEDROOM 2

11'10" x 10'11"

BEDROOM 3

12'0" x 10'11"



BATHROOM

7'10" x 8'5"

Panelled bath, wash hand basin, wc

Staircase continues to Second Floor

BEDROOM 1

13'2" x 17'2"

Two Velux roof lights.

GARDENS AND GROUNDS

The property is approached over a landscaped gravelled forecourt with floral and shrubbery borders.

Gated access to the rear garden which is laid to lawn with paved pathways and gravelled areas. Paved and covered area with pizza making station. Outside Bar/Entertaining area (known as The Shedquarters) with an inset log burner, providing all year-round usage. The pathway continues to the bottom of the garden where there is a further gravelled seating area and raised vegetable beds.

Rear vehicular access via Kenwood Drive leads to a driveway providing ample parking and access to the Detached Garage.

Large Garage

19'11" x 12'0"



HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Proceed the full length to the island, taking the first exit onto Shelton Road, the property will be found halfway down the road opposite the traffic lights on the right hand-side



Total area: approx. 1682.1 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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. Images may have been enhanced. This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

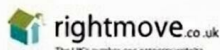
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

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

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

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans