



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

15 Ryelands, Shrewsbury SY3 9BZ

£475,000 Region

To view this property please call us on **01743 236 800** Ref: T7542/SL/MU

A well kept, modern, detached 4 bedrooomed family house.

This well kept 4 bedrooomed family house has well proportioned rooms and briefly comprises : entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility, master bedroom with en suite, 3 further bedrooms and principal bathroom. Large tandem garage, parking and private rear gardens. The property also benefits from gas-fired central heating and double glazing.

The property is situated in this sought after residential cul-de-sac, on the western fringe of Shrewsbury, within easy reach of excellent schools, the nearby town centre, local shops, Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Built in storage cupboard.

CLOAKROOM/WC

Wash hand basin

Low flush wc.

LIVING ROOM

16'1" x 15'5" (4.90m x 4.70m)

Bay window to the front

Feature fireplace with marble fire surround and coal effect living flame gas fire.

DINING ROOM

10'10" x 10'2" (3.30m x 3.10m)

Double glazed patio doors leading to the rear sun terrace and garden

Door leading to :

KITCHEN/BREAKFAST ROOM

14'1" x 9'10" (4.29m x 3.00m)

Fitted with a range of matching units with ceramic hob with cooker hood over, built in double oven

Door to rear garden.

UTILITY ROOM

14'1" x 9'10" (4.29m x 3.00m)

Fitted cupboards with working surface over with plumbing connections for washing machine

Space for fridge/freezer and walk in pantry/store.

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING with access to loft. Built in double door airing cupboard.

BEDROOM 1

14'1" x 9'10" (4.29m x 3.00m)

Built in double door wardrobes

Window to the front.

EN SUITE

9'2" x 5'11" (2.79m x 1.80m)

Glazed tiled shower cubicle

Wash hand basin with dressing surface and tiled surround

Low flush wc

Window to front.

BEDROOM 2

11'6" x 8'10" (3.51m x 2.69m)

Built in double door wardrobe

Window overlooking the rear garden.

BEDROOM 3

8'2" x 8'2" (2.49m x 2.49m)

Window overlooking the rear garden.

BEDROOM 4

7'7" x 7'10" (2.31m x 2.39m)

Window with similar views to bedrooms 2 and 3.

BATHROOM

9'2" x 5'11" (2.79m x 1.80m)

Comprising panelled bath

Wash hand basin

Low flush wc

Window to the side.

OUTSIDE THE PROPERTY

TANDEM GARAGE

36'1" x 11'10" (11.00m x 3.61m)

Electric up and over door, further internal up and over door providing access to secondary area of parking/workshop. Covered rear access with part glazed door to the kitchen.

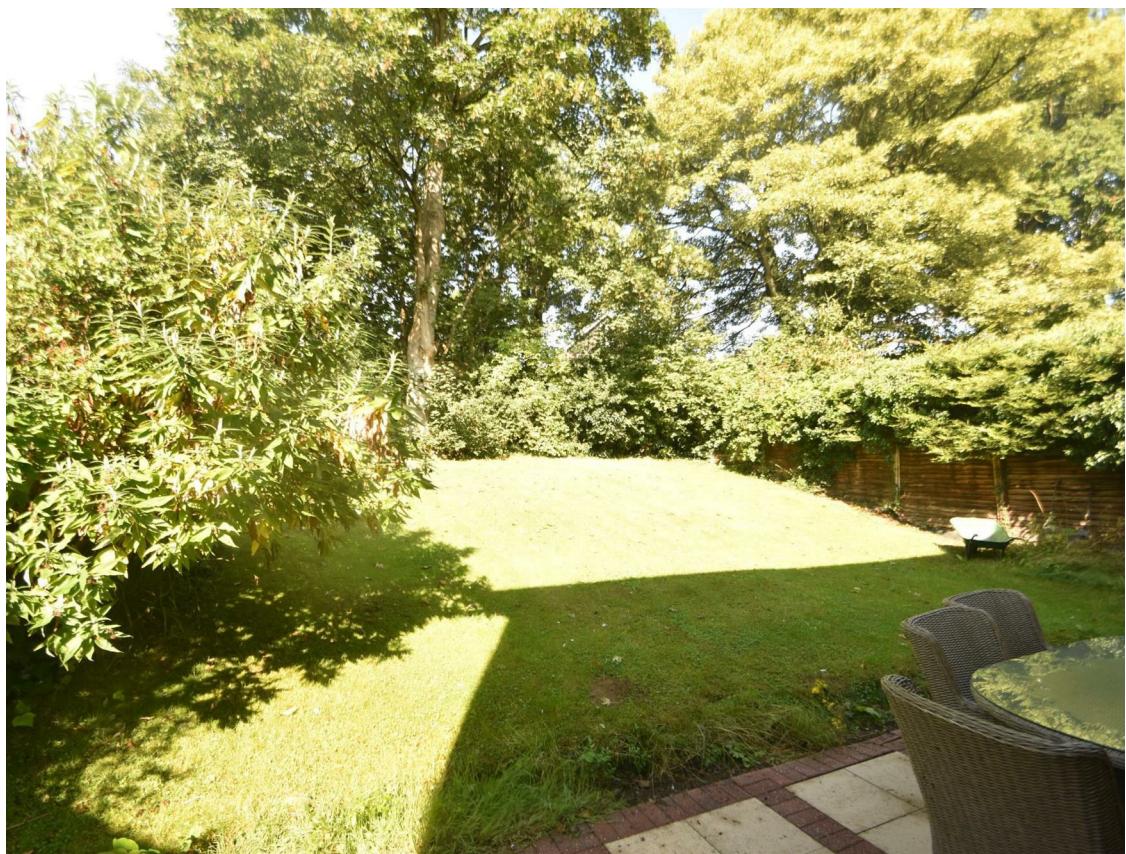
TO THE FRONT of the property there is a private drive which provides parking and access to the garage. Adjoining pathway with lawned garden bordered by flowers, shrubs, and hedging.

Access to the side of the property to a lovely private REAR GARDEN laid to lawn with large paved sun terrace, mature trees, hedging and shrubs









FLOOR PLANS ...

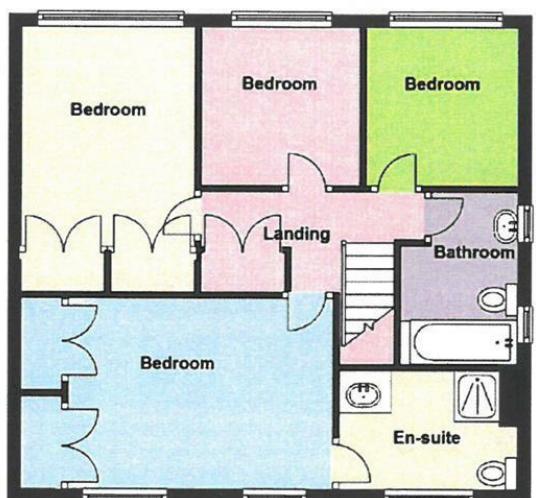
Ground Floor

Approx. 100.4 sq. metres (1080.6 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.3 sq. feet)



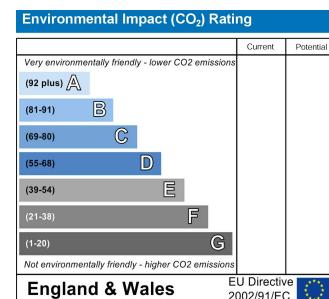
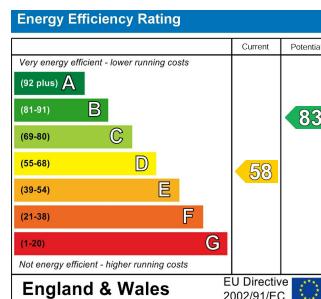
Total area: approx. 156.8 sq. metres (1687.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. Continue for some distance, eventually turning right into Crowmeole Lane and right into Ryelands, 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

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: E

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.

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