



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Ilston, 6 Canonvale, Shrewsbury, SY3 9AP**

**£475,000 Region**

To view this property please call us on **01743 236 800** Ref: T7975/SL/KQ



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# A superior, exceptionally well maintained, semi-detached four bedroom residence, set in meticulously curated gardens in a secluded cul-de-sac position.

This four bedroom semi-detached property is presented to an exacting standard and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing.

The property is situated in an enviable and secluded position in this popular and convenient residential area, well placed within reach of excellent schools, in both the private and public sector, the Royal Shrewsbury Hospital, frequent bus service to the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, Shrewsbury railway station and Quarry Park and Dingle Gardens.



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## INSIDE THE PROPERTY

### ARCHED ENTRANCE PORCH

Glazed door with matching side screens to:

### ATTRACTIVE ENTRANCE HALL

#### SITTING ROOM

11'10" x 19'4" (3.61m x 5.89m)

A pleasant room with an attractive marble fireplace with raised hearth and mantel

Built in understairs store cupboard

Bow window with further side window overlooking the front garden

#### DINING ROOM

13'10" x 10'4" (4.22m x 3.16m)

Understairs store cupboard

Glazed French door with matching side screens opening onto the rear terrace

#### KITCHEN / BREAKFAST ROOM

19'6" x 12'8" (5.94m x 3.87m)

Neatly kept and well appointed with a comprehensive range of matching units

Windows overlooking the garden

Glazed French door allowing access to the garden

From the entrance hall STAIRCASE rises to a FIRST FLOOR LANDING

#### BEDROOM 1

11'11" x 10'11" (3.62m x 3.33m)

Window to the front

Two double door built in wardrobes with hat cupboards over

#### BEDROOM 2

9'9" x 8'5" (2.98m x 2.57m)

Window

#### LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

8'7" x 10'11" (2.62m x 3.33m)

Window to the rear

Large walk in shower with direct mixer shower and glazed shower screen

Vanity unit with hand basin, wc

Large airing cupboard enclosing insulated cylinder and slatted shelving

#### BEDROOM 3

10'4" x 10'4" (3.14m x 3.16m)

Window to the rear

Built in wardrobe with double sliding doors with hat cupboard over

#### BEDROOM 4

7'10" x 8'1" (2.39m x 2.46m)

Window overlooking the front

#### BATHROOM

6'3" x 5'3" (1.91m x 1.60m)

Window to the side

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### DETACHED SINGLE GARAGE

19'1" x 8'10" (5.82m x 2.69m)

Up and over door

Concrete floor

Electric light and power supply.

The property is approached from Canonvale along a tarmacadam drive providing parking and access to the garage with an attractive forecourt with shrub beds. Double ornamental wrought iron pedestrian gates serve the reception area.

The gardens, which are especially well stocked and attractively landscaped, provide an ideal setting for the residents. There is a paved patio and terrace with ornamental stone walling with a host of established herbaceous and shrubbery displays, formal steps lead to an upper level which is laid to lawn with further well stocked borders and floral beds, together with a host of specimen trees and shrubs.

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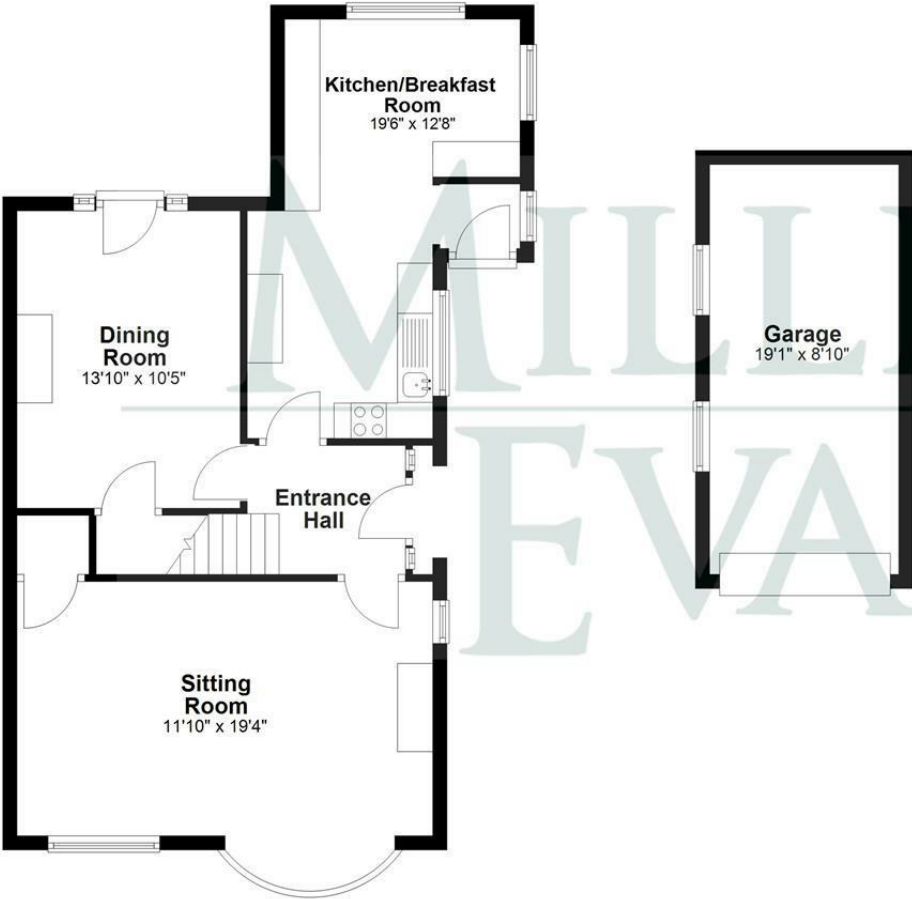




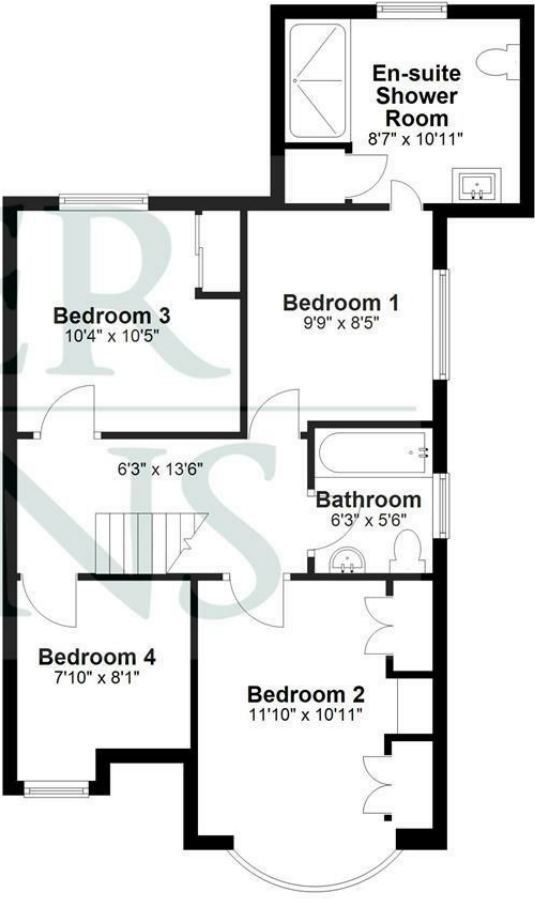


FLOOR PLANS ...

**Ground Floor**  
Approx. 838.9 sq. feet



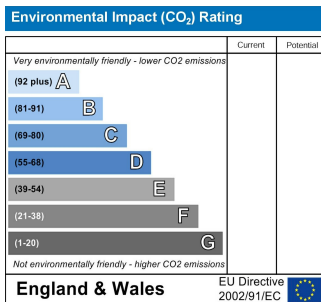
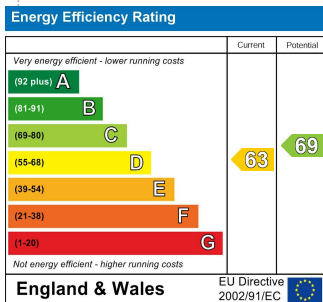
**First Floor**  
Approx. 630.0 sq. feet



Total area: approx. 1469.0 sq. feet

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. After a short distance turn left into Pengwern Road. At the bottom of Pengwern Road, turn right into Porthill. Continue to the traffic island, turning left into Roman Road. Continue for some distance, passing Shrewsbury School and turn right into Canonvale, where the property will be seen in the right hand corner.



## 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



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