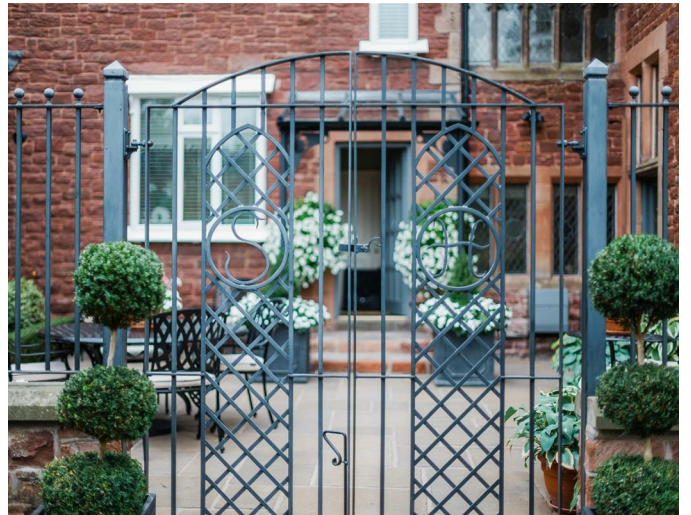




**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Stone House, Laundry Lane, Shrewsbury SY2 6ER

**£875,000 Guide
Price**

To view this property please call us on **01743 236 800** Ref: T8026/SL/MU

An impressive, much improved, five bedroom residence with accommodation arranged over three floors, situated in a desirable and convenient location.

This elegant and superior five bedroom residence has been meticulously improved to provide spacious, versatile accommodation to include; entrance hall, cloakroom, living room, bespoke breakfast kitchen to the ground floor. Master bedroom with en suite bathroom, two bedrooms and a shower room to the first floor. Two further bedrooms to the second floor. Gardens and grounds extending to approximately 0.21 acres. Double garage and ample parking.

The property is situated in this popular and favoured residential area, well placed within reach of excellent amenities including popular schools, a frequent bus service to the nearby town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPRTY

RECEPTION HALL

Amtico flooring

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

26'4" x 17'10" (8.03m x 5.44m)

KITCHEN

16'1" x 12'6" (4.90m x 3.81m)

Bespoke David Harthill contemporary kitchen fitted with a range of matching wall and base units
Integrated Neff appliances

STAIRCASE rising from hallway to FIRST FLOOR LANDING

MASTER BEDROOM

12'3" x 11'11" (3.73m x 3.63m)

Built in wardrobes

EN SUITE BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

BEDROOM 2

17'9" x 11'4" (5.41m x 3.45m)

Built in wardrobes

BEDROOM 3/SITTING ROOM

13'11" x 11'2" (4.24m x 3.40m)

Built in wardrobes, currently bedroom three. However this room has also been used as a sitting room.

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

HOME OFFICE/BEDROOM 4

12'6" x 11'3" (3.81m x 3.43m)

BEDROOM 5

11'4" x 8'0" (3.45m x 2.44m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Power and lighting

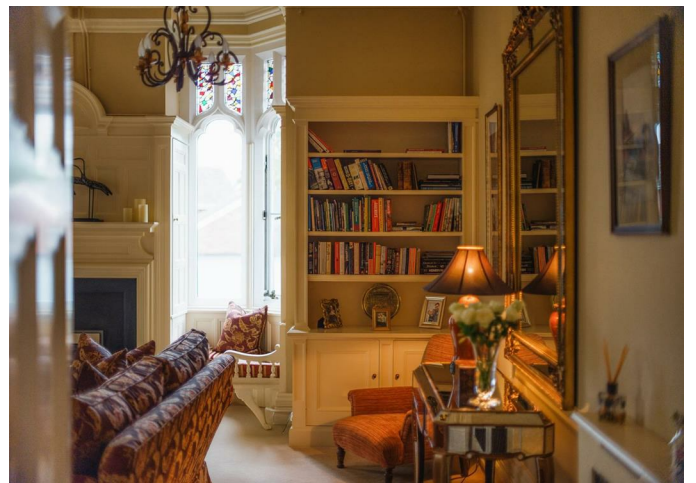
Automated door

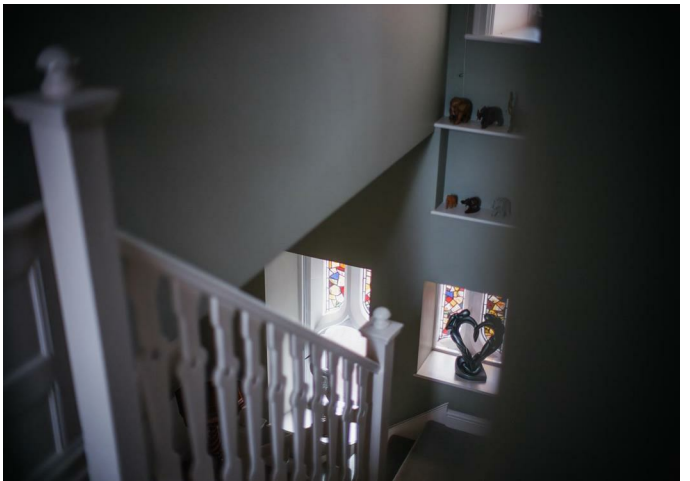
THE GARDENS are a particular feature of the property, providing a most attractive setting for the residence,

The property approached via electronic security gate with a forecourt providing parking and serving the detached double garage. A stoned pathway leads to an enclosed courtyard, ideal for alfresco dining and entertaining , also serving the formal reception area.

The gardens are laid predominantly to lawn with well stocked borders and shrubbery display. The whole being well enclosed on all sides affording the garden privacy and seclusion,









FLOOR PLANS ...



Ground Floor
Floor area 71.9 sq.m. (774 sq.ft.)



First Floor
Floor area 72.5 sq.m. (780 sq.ft.)



Second Floor
Floor area 25.9 sq.m. (279 sq.ft.)

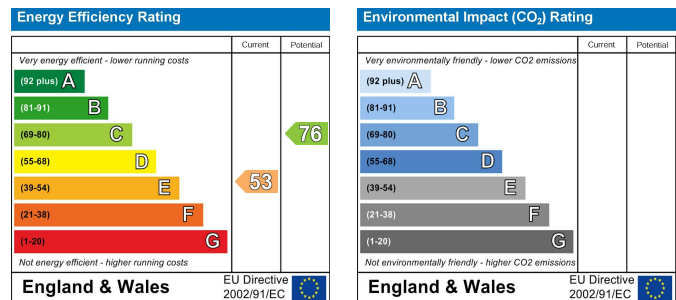
Total floor area: 170.3 sq.m. (1,833 sq.ft.)



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column Island. Take the 3rd exit into Wenlock Road. Continue for some distance, turning right into Sutton Road. After a further distance, turn right into Laundry Lane, where the property will be found set back 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.

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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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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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)