



5 Russell Ridge, Shrewsbury, SY3 9AX

Shrewsbury & Country House Sales

**MILLER
EVANS**



5 Russell Ridge, Shrewsbury, SY3 9AX

£975,000

Freehold

A rare opportunity to acquire one of only 7 superior detached properties, situated on this private and exclusive driveway, nestled in one of the towns most desirable and tranquil residential locations.

London - 160 miles

Birmingham - 48 miles

- Superior detached family residence
- Drawing room and living room
- Kitchen/dining room and laundry room
- Four bedrooms, two bathrooms
- Study
- Garage and ample parking
- Attractively landscaped south facing gardens
- Situated on a private and exclusive drive



This traditional detached residence, being one of only 7 superior detached properties, provides well planned and well proportioned accommodation with a balance of form and function. The property has been well maintained and is presented throughout to an exacting standard. Complimented by a carefully curated landscaped garden. The property benefits from gas fired central heating and double glazing.

The residence is well placed on a private tree lined drive with the enduring charm of a well established neighbourhood. The property is within walking distance of local shops and excellent schools in both the private and state sector. The property is within easy reach of the county town of Shrewsbury with many boutique style shops, a range of fashionable bars and restaurants, The Quarry Park and Dingle Gardens and Theatre Severn and Shrewsbury railway station, close to the Royal Shrewsbury Hospital and Shrewsbury By-pass with M54 link. Making the location suitable for families and professionals alike.







RECEPTION HALL

DRAWING ROOM

19'11" x 14'11"

Wood burning stove with stone surround and mantel

LOUNGE

14'11" x 11'11"

Wood burning stove with brick surround and mantel

Double doors to garden

KITCHEN / DINING ROOM / FAMILY ROOM

23'9" x 20'4"

Kitchen fitted with a range of matching wall and base units

Island unit

Double oven with gas hob over

Door to garden

LAUNDRY ROOM

11'0" x 5'7"

Fitted with a range of matching units with inset sink

CLOAKROOM

Wash hand basin, wc

BEDROOM 1

19'5" x 11'2"

BEDROOM 2

14'11" x 11'1"

BEDROOM 3

14'11" x 11'11"

BEDROOM 4

11'11" x 11'0"

STUDY

10'6" x 8'0"





BATHROOM

11'10" x 11'0"

Panelled bath with shower attachment

Wash hand basin, wc

SHOWER ROOM

9'4" x 7'11"

Corner shower cubicle

Wash hand basin, wc

THE GARDENS

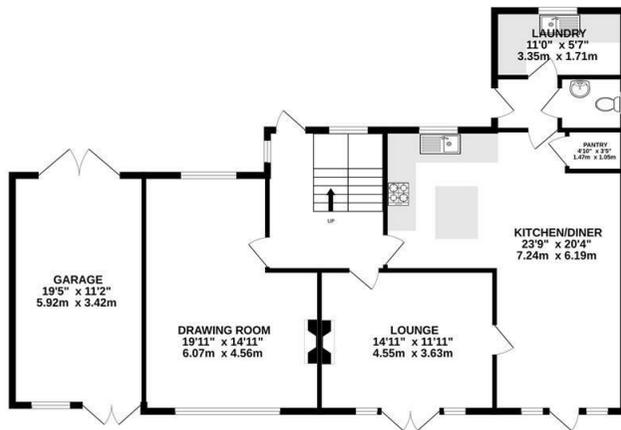
The property is approached over a gravelled 'in and out' driveway with twin double ornamental wooden gates. The forecourt is attractively landscaped and well stocked. The drive extends to the Garage and serves the formal reception area.

To the rear, there is a stunning well stocked landscaped garden containing a wide variety of specimen trees and shrubs, established herbaceous displays, ornamental pond, extensive paved patio and terrace, ideal for outside entertaining and alfresco dining, with ambient lighting located throughout the whole of the garden. The garden enjoys a pleasant, well screened south facing aspect. Greenhouse. Garden stores.

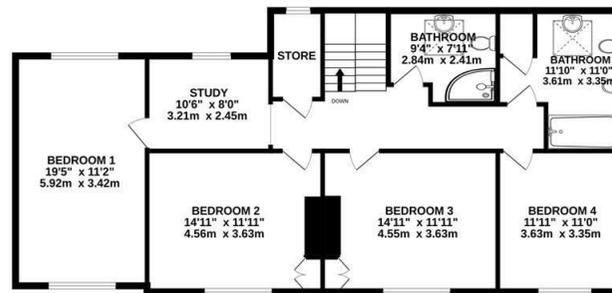
HOW TO GET THERE

The property is best approached out of Shrewsbury along Roman Road. Pass the turning into Russell Fields and shortly after, turn right onto private Drive (Russell Ridge), where the property will be found towards the end on the left hand side.

GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 2386 sq.ft. (221.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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 : G

LOCAL AUTHORITIES

Shropshire Council

