



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Ebury Avenue, Shrewsbury, SY1 4PX**

**£330,000 Region**

To view this property please call us on **01743 236 800** Ref: T7358/SL/KQ

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# An exceptionally well appointed, much improved and extended, semi-detached family house.

This three bedroom semi-detached property provides spacious, well planned and flexible accommodation with generous living space on the ground floor, in addition to the principal accommodation, a small building/annex has been constructed in the garden and is currently occupied as a home gym, but with any necessary planning consents, could provide additional self contained accommodation for dependent relative, home office etc. The property benefits from gas fired central heating and double glazing.

The property is well placed in this popular and convenient location close to local amenities including shops, schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.





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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

Built in understairs store cupboard

### LIVING ROOM

15'11" x 11'7" (4.85m x 3.53m)

A pleasant room with window overlooking the front garden

### OFFICE / DINING ROOM

18'5" x 10'10" (5.61m x 3.30m)

French doors opening onto the rear garden

### SUPERB KITCHEN / BREAKFAST ROOM

23'3" x 9'4" (7.09m x 2.84m)

Fitted with a range of matching modern units

Window and glazed French doors overlooking the rear garden

### ADJOINING UTILITY ROOM

10'2" x 5'8" (3.11m x 1.73m)

Door to:

### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING

### BEDROOM 1

11'3" x 11'7" (3.43m x 3.53m)

Range of built in wardrobes

### BEDROOM 2

12'3" x 12'9" (3.73m x 3.88m)

Range of built in wardrobes

### BEDROOM 3

7'11" x 8'7" (2.42m x 2.62m)

## BATHROOM

Large panelled bath

Large shower cubicle

Dressing surface with wash hand basin, wc

## OUTSIDE THE PROPERTY

### BRICK BUILT GYMNASIUM / ANNEX

The property is screened and divided from the road by a high established hedge with an ornamental gate allowing access over a pathway serving the reception area, with an extensive forecourt neatly laid to lawn with inset trees.

There is an extensive patio area to the rear with neatly kept lawns, further enclosed area to the side with lean-to/undercover Workshop and access from Ebury Avenue over a gravelled drive providing parking and serving the garage.





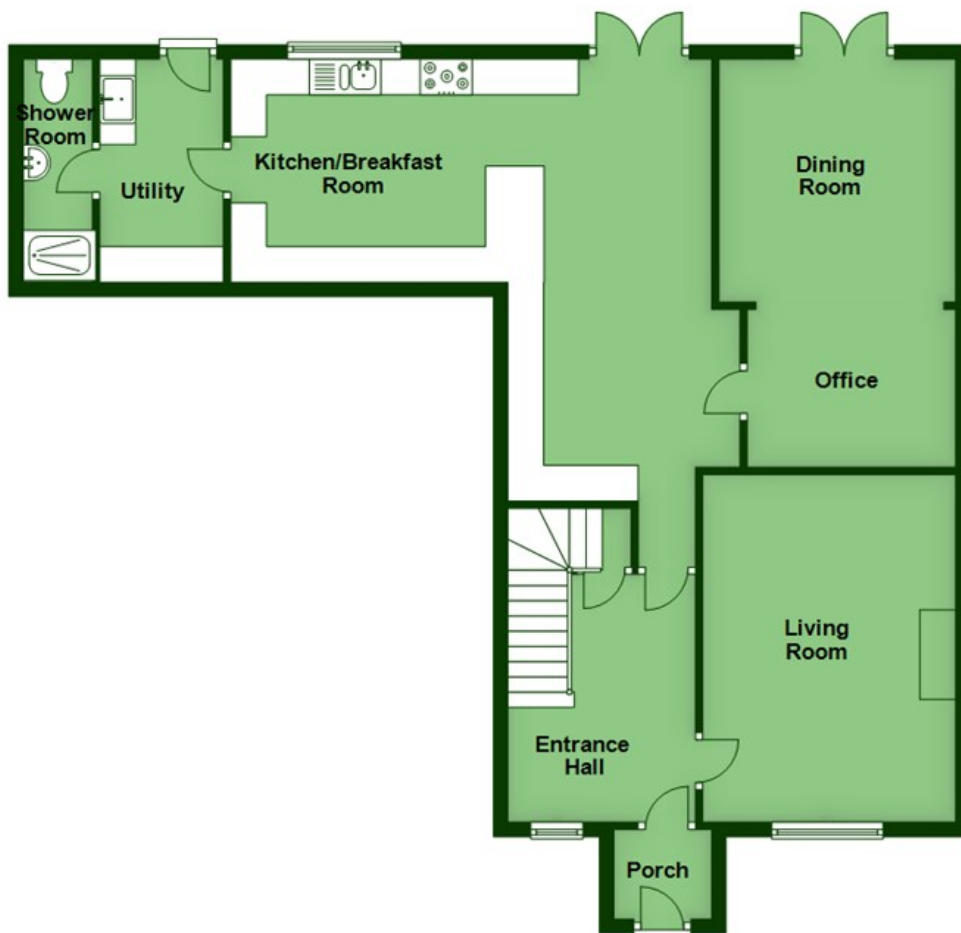
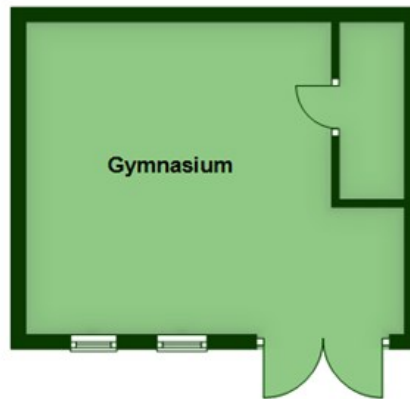




## FLOOR PLANS ...

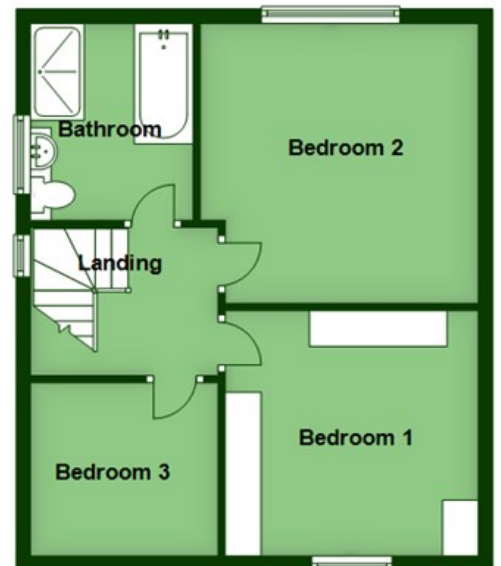
### Ground Floor

Approx. 1260.4 sq. feet



### First Floor

Approx. 496.3 sq. feet



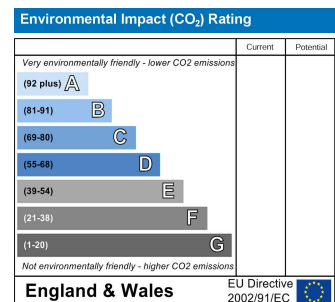
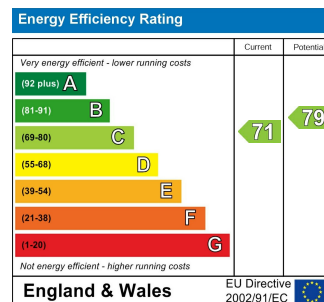
Total area: approx. 1756.7 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Sundorne Road. After some distance, turn left into Meadow Farm Drive. Continue to the first traffic island taking the second exit into Ebury Avenue.

## 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

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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