



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Shelton Hall Gardens, Shrewsbury SY3 8BS

£625,000 Region

To view this property please call us on **01743 236 800** Ref: T7454/SL/MU

A superior, detached, 6 bedroom family residence situated in a secluded and exclusive, small residential cul-de-sac.

The property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. On the ground floor level there is a spacious entrance hall with cloakroom, lounge with feature fireplace and window overlooking the garden to the front, study, open plan kitchen/dining room with windows and French doors opening onto and overlooking the rear garden, utility room. On the first floor master bedroom with en suite bathroom, 3 further bedrooms and family bathroom and on the second floor and additional suite of 2 bedrooms (this floor currently provides additional bedroom accommodation, but could easily be occupied by a dependent relative, office/consultation rooms etc). Full gas-fired central heating and double glazing.

Situated in this small exclusive cul-de-sac on the western fringe of Shrewsbury, well placed within reach of excellent schools, the nearby town centre with its many shopping and social facilities including Theatre Severn, fashionable bars and restaurants, boutique style shops, the Quarry Park and Dingle Gardens and is also well placed within easy reach of the Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

PILLARED ENTRANCE VESTIBULE

Panelled and part glazed door with side screens to :

ENTRANCE HALL

Understairs store cupboard.

CLOAKROOM

Vanity unit

WC

LOUNGE

17'8" x 12'9" (5.38m x 3.89m)

A pleasant room with Inglenook fireplace recess with log burning stove

Window overlooking the garden and formal reception area to the front.

KITCHEN/DINING ROOM

10'3" x 28'1" (3.12m x 8.57m)

Kitchen fitted with a range of matching modern units

From the dining area glazed double doors with side screens open onto and overlook the garden.

UTILITY ROOM

10'3" x 4'9" (3.12m x 1.45m)

STUDY

10'0" x 8'11" (3.05m x 2.71m)

Window to the fore

A STAIRCASE with hand rail and balustrade rising to a FIRST FLOOR LANDING with large double door linen cupboard.

MASTER BEDROOM

10'7" x 16'0" (3.23m x 4.88m)

With 2 double door built in wardrobes

Window overlooking the rear garden.

EN SUITE BATHROOM

With panelled bath with shower attachment and shower screen

Dressing surface with inset hand basin and vanity cupboard under

Eye level vanity cabinet

WC low type flush.

BEDROOM 2

12'7" x 8'9" (3.84m x 2.66m)

With 2 double door built in wardrobes

Window to the fore.

BEDROOM 3

11'8" x 12'9" (3.56m x 3.89m)

Window overlooking the rear garden.

BEDROOM 4

7'8" x 8'9" (2.34m x 2.66m)

Window to the fore.

BATHROOM

Neatly appointed with a modern white suite with panelled bath

Pedestal wash hand basin

WC low type flush

Corner shower cubicle with electric shower unit.

A STAIRCASE rises to a SECOND FLOOR LANDING

BEDROOM 5

14'4" x 16'7" (4.36m x 5.06m)

BEDROOM 6

14'4" x 11'6" (4.36m x 3.51m)

OUTSIDE THE PROPERTY

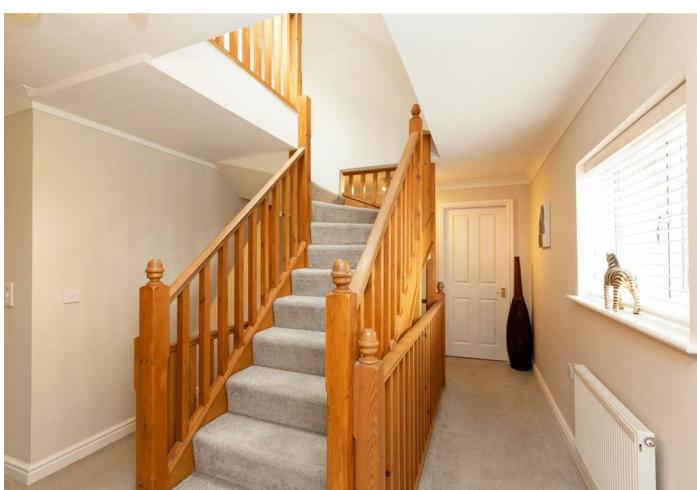
DETACHED DOUBLE GARAGE

Up and over doors.

TO THE FRONT the property is divided from the cul-de-sac by an attractive, neatly kept forecourt which is laid to lawn with a brick paved drive, providing ample parking and serving the garage with a pathway extending to the front, serving the formal reception area. Front garden with wooden balustrade and inset mature Oak tree.

To the rear there is a neatly kept, fully enclosed GARDEN laid predominantly to lawn with floral and shrubbery displays, mature trees, an extensive paved patio and terrace, providing an ideal entertaining space. The whole enjoying a pleasant and sunny westerly aspect.

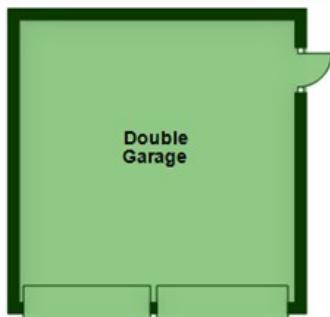








FLOOR PLANS ...



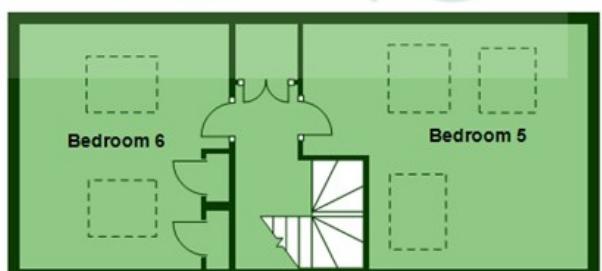
Ground Floor
Approx. 1089.7 sq. feet



First Floor
Approx. 787.0 sq. feet



Second Floor
Approx. 411.9 sq. feet



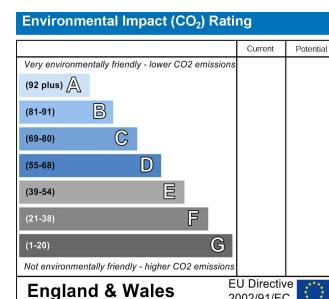
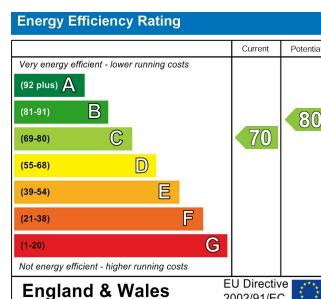
Total area: approx. 2288.7 sq. feet

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 over the Welsh Bridge to the Frankwell island and take the second exit onto The Mount. Continue the full length of The Mount and at the traffic lights turn right onto the Holyhead Road. Proceed through the second set of traffic lights turning immediately right into the slip road running adjacent to the Holyhead Road. Continue for a further distance turning right into Shelton Hall Gardens.

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

Council Tax Band F

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

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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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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