



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

43 Broadhead Drive, Shrewsbury, SY1 4FB

£399,995 Region

To view this property please call us on **01743 236 800** Ref: T7642/WM/KQ

A well presented, modern, five bedroom detached family home.

This immaculately presented, modern, five bedroom detached family home provides spacious accommodation briefly comprising; entrance hall, living room, kitchen/dining room opening into garden room, utility, cloakroom, master bedroom with en suite shower room, four further bedrooms and family bathroom. Single garage and parking. Private enclosed rear garden. The property benefits from quality flooring throughout, an alarm system, gas fired central heating and double glazing.

The property occupies an enviable position on this sought after development, close to excellent local amenities and within reach of the nearby town centre and Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Door to garage.

LIVING ROOM

15'1" x 10'8" (4.61m x 3.26m)

Window to the fore

KITCHEN / DINING ROOM

9'11" x 21'4" (3.03m x 6.50m)

Range of matching wall and base units with granite work surfaces

Integrated washing machine and fridge freezer

Window to the rear

Door to utility

Opening to:

GARDEN ROOM

French doors to rear garden

Window to the rear

UTILITY ROOM

7'1" x 5'6" (2.15m x 1.68m)

Base units

Door to rear garden

Door to:

CLOAKROOM

Wash hand basin, wc

Window

From the entrance hall STAIRCASE rises to FIRST FLOOR LANDING with access to boarded roof space.

MASTER BEDROOM

13'11" x 10'8" (4.25m x 3.26m)

Window to the front

Built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

11'7" x 11'5" (3.52m x 3.49m)

Built in wardrobes

Window to the front

BEDROOM 3

11'7" x 10'0" (3.52m x 3.04m)

Built in wardrobes

Window to the rear

BEDROOM 4

10'3" x 9'6" (3.13m x 2.89m)

Window to the rear

BEDROOM 5

6'11" x 7'1" (2.11m x 2.15m)

Window to the rear

FAMILY BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

Up and over door.

The property is approached over double width driveway providing parking and access to the garage. Front Garden laid to lawn.

Private and enclosed REAR GARDEN laid to lawn with paved patio with inset specimen trees, enclosed by fencing and bordered to the rear by woodland. Outside water tap. Outside lighting.



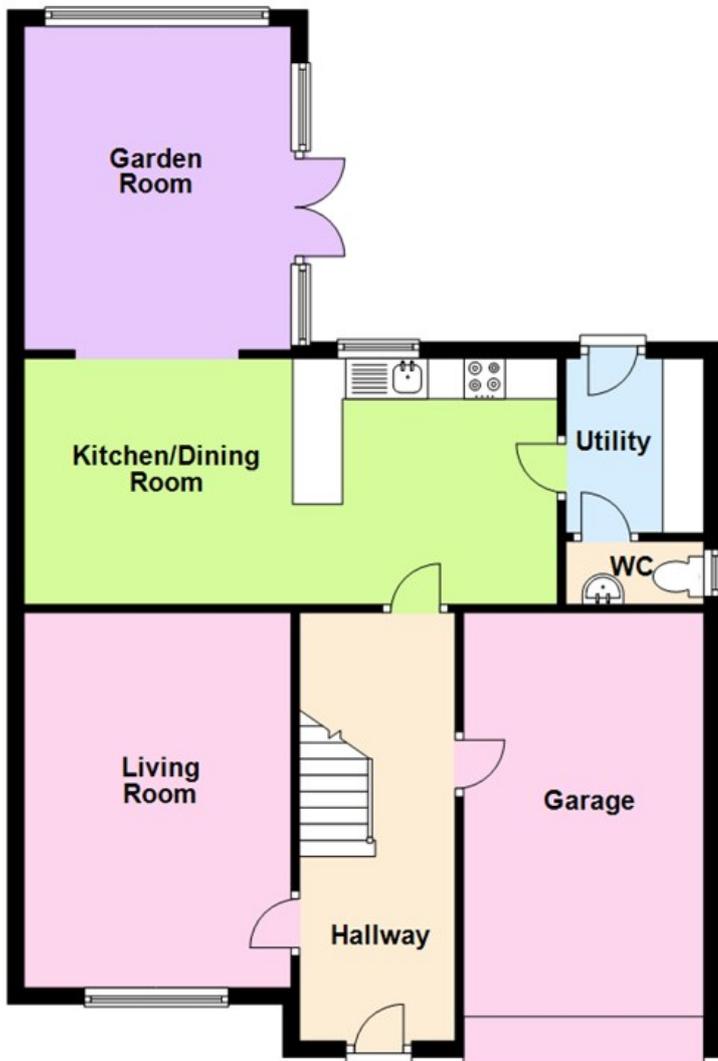




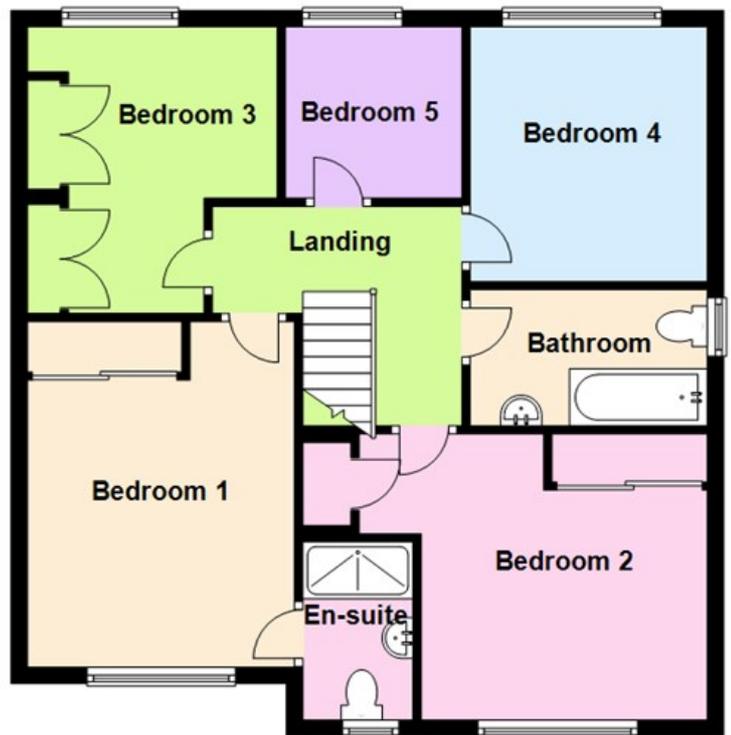


FLOOR PLANS ...

Ground Floor
Approx. 867.6 sq. feet



First Floor
Approx. 736.5 sq. feet



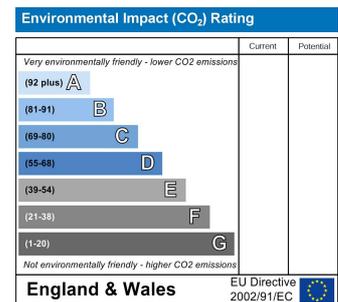
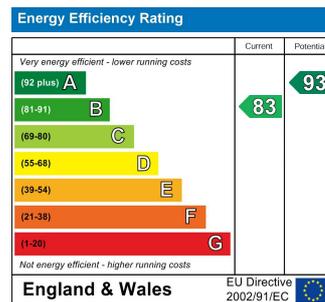
Total area: approx. 1604.1 sq. feet

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 Whitchurch Road. Pass through the traffic lights by Tesco and turn right after BMW garage onto Shillingston Drive. Take the first left onto Rondel Street and left onto Broadhead Drive, where the property will be found.

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.

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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