

**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

51 Woodfield Road, Shrewsbury, SY3 8HY

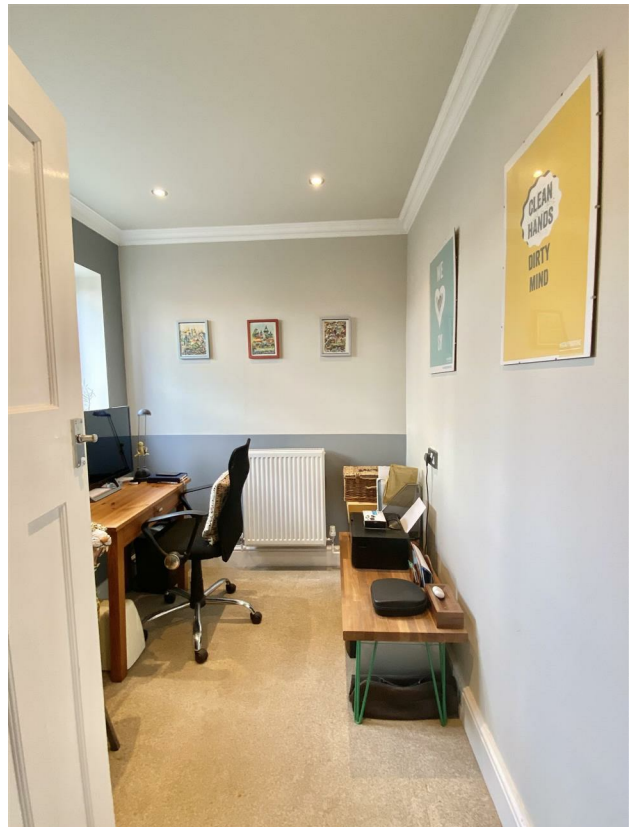
£435,000 Region

To view this property please call us on **01743 236 800** Ref: T8033/SL/KQ

A well presented three bedroom semi-detached house, situated on a popular and convenient residential area.

This three bedroom semi-detached house is situated on a generous plot offering valuable space to the side, perfect for extending to create a 4th bedroom, or a larger kitchen/family room. (subject to necessary planning permission). The accommodation is well appointed and briefly comprises; entrance hall, cloakroom, lounge, dining room, study, kitchen and utility, three bedrooms and bathroom. Ample parking. The property benefits from gas fired central heating.

The property is situated in this highly desirable and convenient residential area, well placed within reach of excellent schools, shops, The Royal Shrewsbury Hospital, close proximity to the nearby town centre and well placed within easy reach of transport links.



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

STUDY

8'8" x 6'11" (2.64m x 2.11m)

Window to the side

LIVING ROOM

11'7" x 11'4" (3.53m x 3.45m)

A pleasant room with bay window to the front

Fireplace recess with wood burning stove

DINING ROOM

12'11" x 10'4" (3.93m x 3.15m)

Archway to:

KITCHEN

10'1" x 7'10" (3.07m x 2.38m)

Neatly appointed and fitted with a range of matching units

UTILITY

4'9" x 9'5" (1.46m x 2.88m)

Matching base units

Door to rear garden

From the entrance hall a STAIRCASE with hand rail and balustrade rises to FIRST FLOOR LANDING

BEDROOM 1

12'11" x 10'4" (3.93m x 3.15m)

Window overlooking the rear garden

BEDROOM 2

11'7" x 10'4" (3.53m x 3.15m)

Bay window to the front

BEDROOM 3

8'2" x 6'11" (2.50m x 2.11m)

Window to the front

BATHROOM

Attractively appointed with free standing bath

Wash hand basin, wc

Corner shower cubicle

OUTSIDE THE PROPERTY

The property is divided from the road by an established hedge and approached over a brick paved tegular drive which provides ample parking and serves the formal reception area. To the side are wooden gates which allow access over a further hardstanding providing additional parking, or alternatively space for extension (subject to planning permission).

There is a particularly good sized, neatly kept south facing REAR GARDEN with an extensive paved patio area and formal steps to an upper level laid to lawn. The whole garden is well enclosed and enjoys a pleasant and sunny south facing aspect.



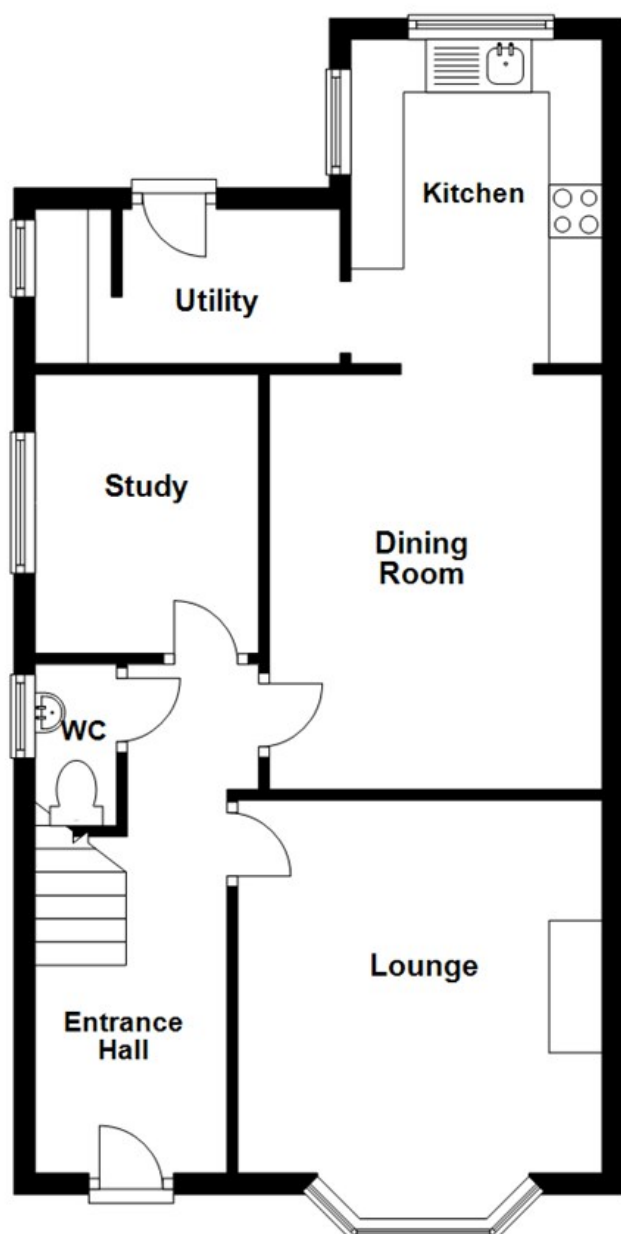




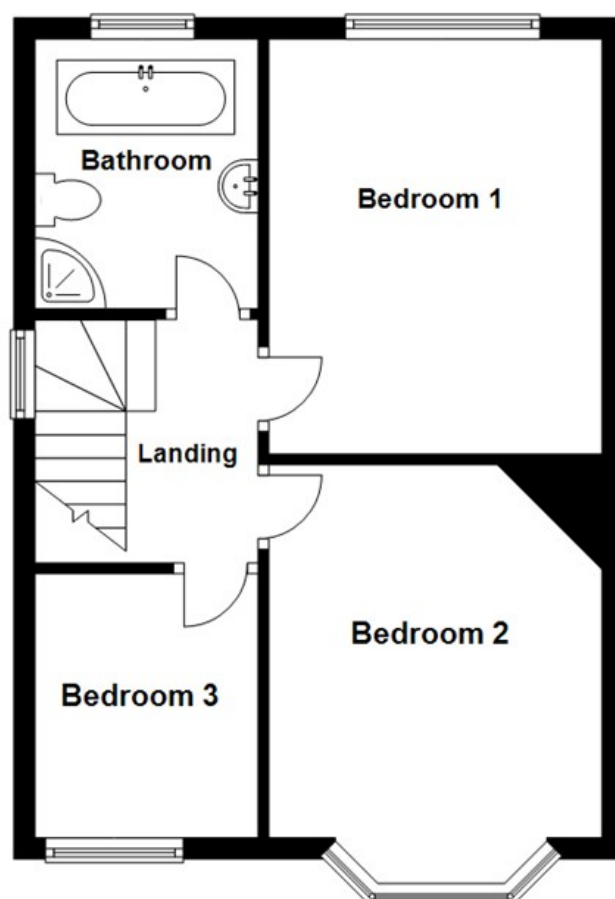


FLOOR PLANS ...

Ground Floor



First Floor



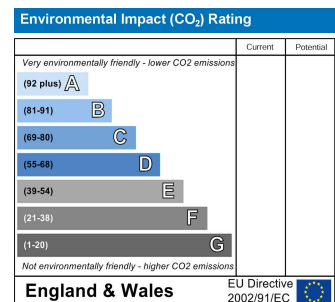
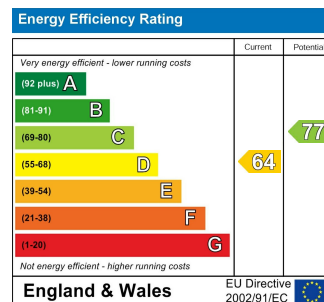
Total area: approx. 1008.4 sq. feet

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. Take the first exit into Copthorne Road. Continue for some distance, turning left into Pengwern Road. After a short distance, turn right into Woodfield Road and proceed for some distance, where the property will be found 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: C

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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