



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

15 Coracle Way, The Old Meadow, Shrewsbury, SY2 6AT

£475,000 Asking

To view this property please call us on **01743 236 800** Ref:

A superior, well appointed and desirable, modern, four bedroom town residence, with spectacular river views towards the English Bridge.

This superior, modern, four bedroom 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, there is a spacious and attractive entrance hall with cloakroom, well equipped kitchen/dining room with French doors to the garden. On the first floor, there is a pleasant drawing room with window enjoying river views and French doors allowing access onto a balcony with balustrade. Master bedroom with en suite shower room, separate cloakroom. On the third floor, there are three further bedrooms (one with en suite shower room) and family bathroom. The property also benefits from an integral garage. NHBC warranty with 3 years remaining.

The property is conveniently placed in this very quiet location, on the fringe of the town centre, just off Abbey Foregate, with a pleasant walk over the English Bridge to the major town centre thoroughfares, restaurants, bars, railway station, Theatre Severn and the Quarry Park with the revered Dingle Gardens.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

KITCHEN / DINING ROOM

11'10" x 17'3" (3.61m x 5.25m)

French doors to garden.

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

DRAWING ROOM

11'10" x 17'3" (3.61m x 5.25m)

Window enjoying river views and French doors allowing access onto:

BALCONY

4'9" x 17'3" (1.44m x 5.25m)

CLOAKROOM

Wash hand basin, wc

MASTER BEDROOM

17'3" x 9'8" (5.26m x 2.95m)

Built in wardrobes

Access to front Balcony.

EN SUITE SHOWER ROOM

From the landing STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 2

11'10" x 10'2" (3.61m x 3.10m)

Built in wardrobe.

EN SUITE SHOWER ROOM

BEDROOM 3

13'7" x 8'11" (4.15m x 2.71m)

Built in double wardrobes

BEDROOM 4 / STUDY

11'5" x 8'0" (3.48m x 2.44m)

BATHROOM

OUTSIDE THE PROPERTY

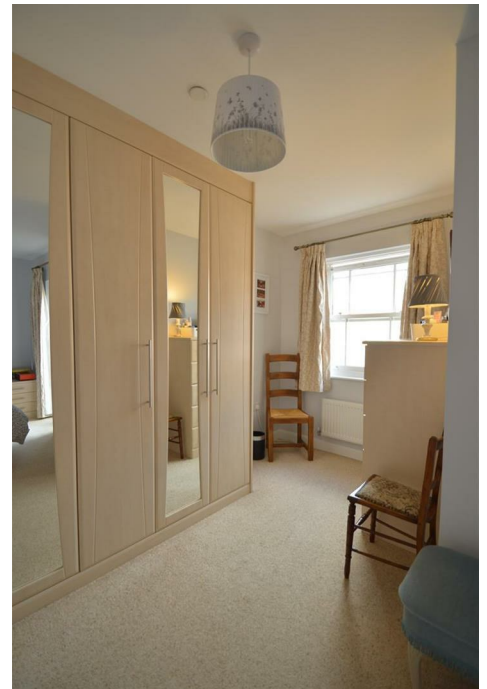
INTEGRAL GARAGE

with sink unit and plumbing for washing machine

There is a brick paved forecourt providing parking space for two cars, serving the formal reception area and the integral garage.

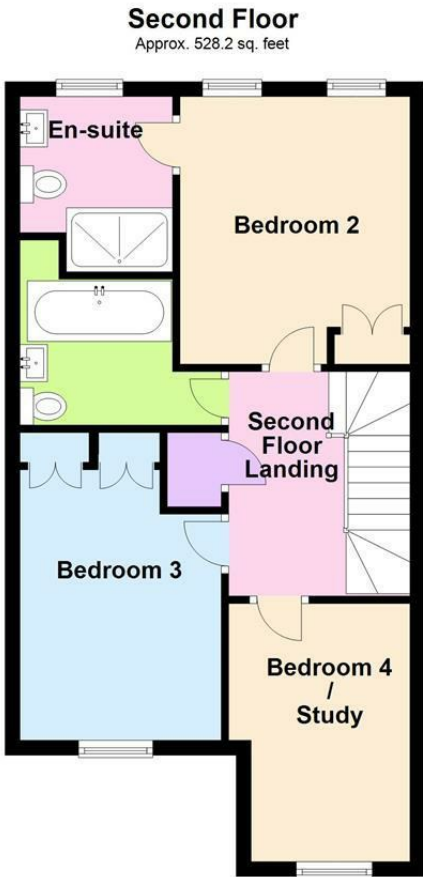
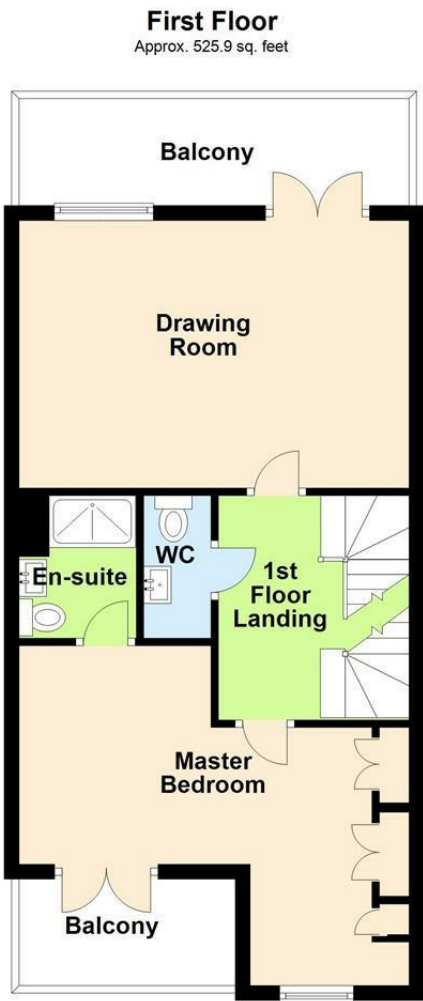
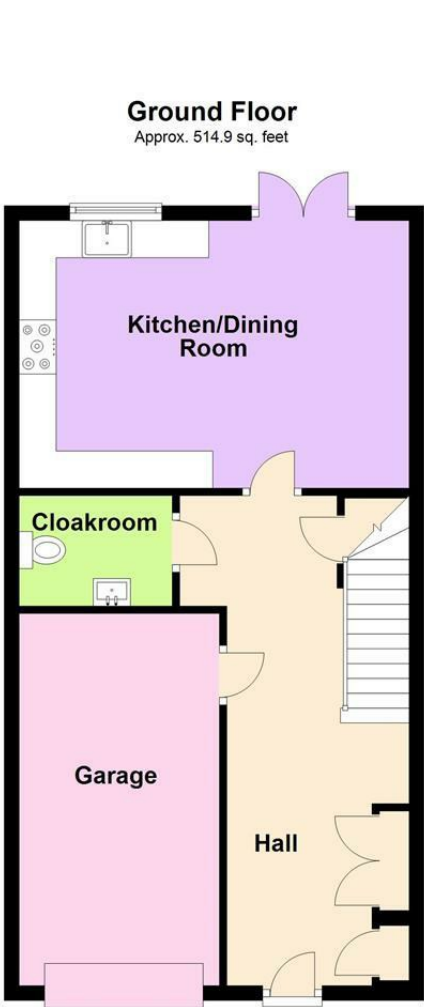
There is an attractive town garden to the rear, which has been landscaped for ease of maintenance, enjoying views over the communal gardens and River Severn.







FLOOR PLANS ...

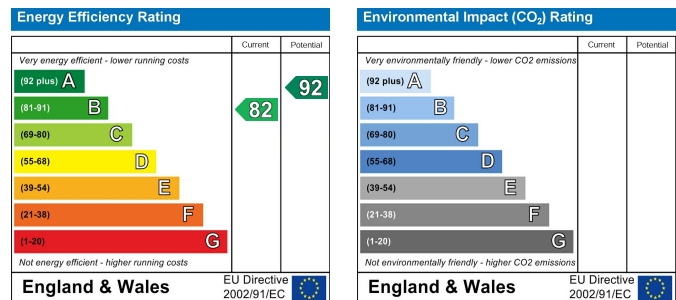


Total area: approx. 1569.0 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is approached out of Shrewsbury over English Bridge turning immediately left into the secure and gated Old Meadow development.

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)