



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

15 Berwick Road, Shrewsbury, SY1 2LL

**£1,100,000
Guide Price**

To view this property please call us on **01743 236 800** Ref: T7316/SL/KQ

A well cared for and maintained substantial Victorian town residence, set in delightful south facing gardens with stunning views along the river and across the meadows.

15 Berwick Road is a special Period town house, set in attractive well stocked landscaped gardens, enjoying a sunny south facing aspect and unrivalled views of the River Severn and yet only 10 minutes walk from the station and centre of the town.

The property is very well presented throughout and provides light and well balanced accommodation with good sized rooms on each floor. The easy flow of rooms is ideal for both comfortable daily living and larger scale entertaining. The principal rooms enjoy south facing views across the garden.

The large kitchen is fitted with a range of matching units with an eating area, a walk-in pantry and utility room. From the kitchen a secondary staircase leads up to a study/office.

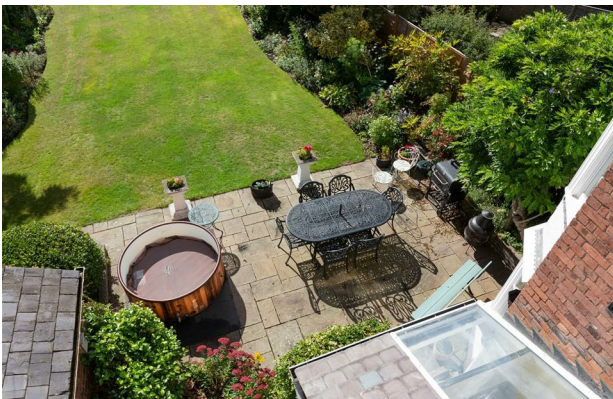
The main staircase rises from the entrance hall to first floor level with; drawing room, master bedroom, and adjoining bathroom and shower room. There is a further bedroom on this floor. The staircase continues to a second floor with three further double bedrooms, bathroom, shower room and wc.

GARDENS

The south facing gardens provide a delightful setting for the residence with paved patio and terrace, extensive lawns with floral and shrubbery displays. Summerhouse with paved area. Steps lead down to a further terrace area with vegetable and fruit garden and a traditional Glass house. The property enjoys wide reaching views from different aspects, including a rooftop panorama of the town centre with the Shropshire hills in the distance.

PARKING

The private enclosed and gated parking area is situated a short distance from the property in the adjacent Corporation Lane. The secure area provides a generous number of spaces for guest cars etc. There is a fast charging point for electric/hybrid vehicles.



INSIDE THE PROPERTY

VESTIBULE

ENTRANCE HALL

REAR LOBBY

CLOAKROOM

Wash hand basin, wc

SNUG

10'8" x 13'2" (3.25m x 4.01m)

DINING ROOM

16'3" x 15'3" (4.95m x 4.65m)

KITCHEN

18'8" x 19'7" (5.68m x 5.97m)

Walk in Pantry (3'8" x 4'0")

Large store room

Staircase rising to Study

Opening to:

BREAKFAST AREA

12'3" x 8'9" (3.73m x 2.66m)

LAUNDRY ROOM

11'9" x 6'0" (3.58m x 1.83m)

SIDE LOBBY

Large store cupboard

STAIRCASE rising from reception hall to FIRST FLOOR LANDING

DRAWING ROOM

16'3" x 14'10" (4.95m x 4.52m)

BEDROOM 2

10'8" x 14'10" (3.25m x 4.52m)

INNER LANDING

MASTER BEDROOM

18'8" x 15'6" (5.68m x 4.72m)

BATHROOM

SHOWER ROOM

STUDY

16'7" x 10'3" (5.05m x 3.13m)

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 3

16'3" x 14'10" (4.95m x 4.52m)

BEDROOM 4

13'1" x 15'2" (4.00m x 4.62m)

BEDROOM 5

10'8" x 14'10" (3.25m x 4.52m)

BATHROOM

SHOWER ROOM

SEPARATE WC

CELLAR

17'3" x 15'3" (5.25m x 4.65m)

FUEL STORE

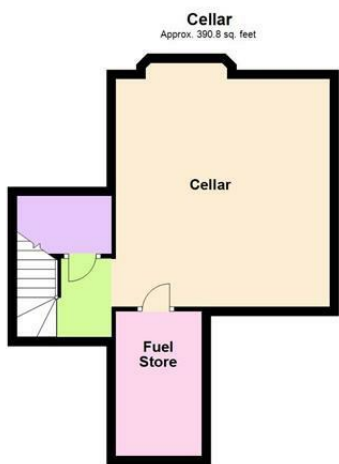




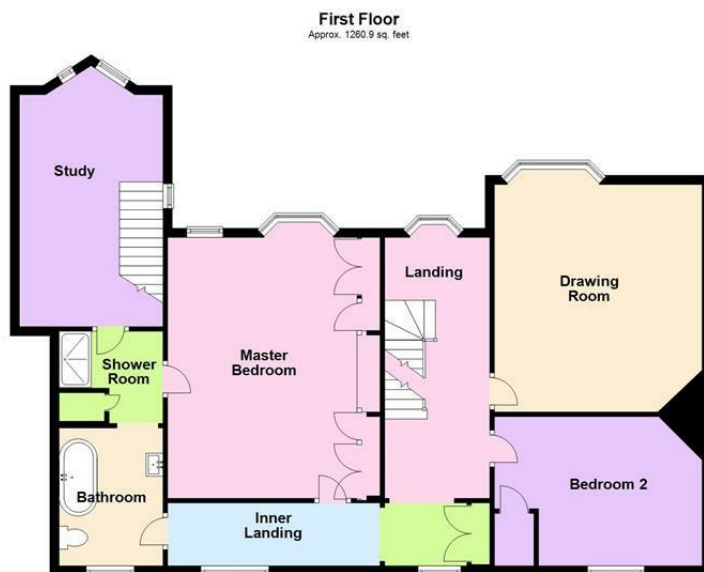




FLOOR PLANS ...



Ground Floor
Approx. 1472.8 sq. feet



Second Floor
Approx. 942.9 sq. feet

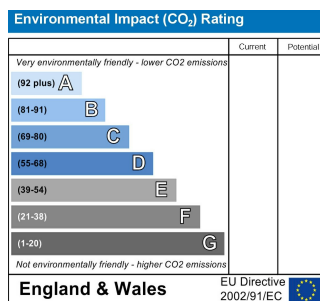
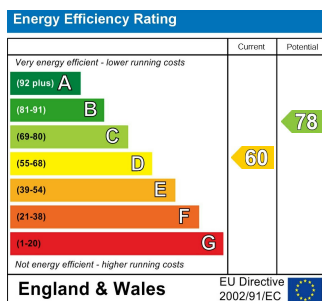


Total area: approx. 4067.5 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Coton Hill. At the traffic lights, turn left onto Berwick Road where the property will be found after some distance 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

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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