



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Shelton Road, Shrewsbury, SY3 8SS

**Offers in the Region
of £450,000**

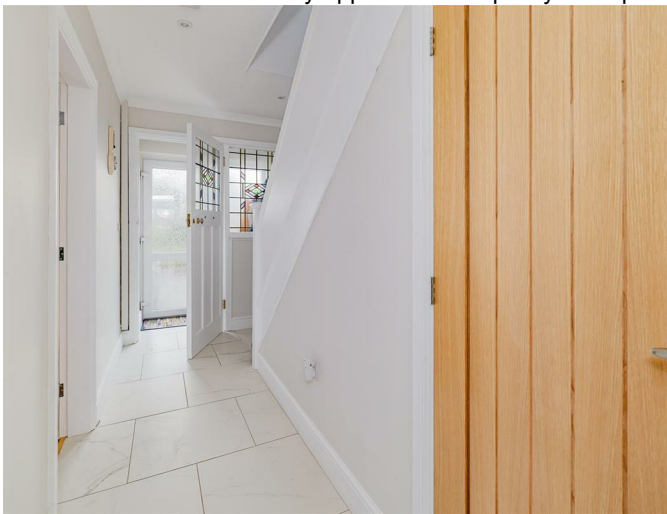
To view this property please call us on **01743 236 800** Ref: T8082/SL/KQ

An immaculately presented and substantially extended, four bedroom semi-detached home, offering generous and versatile accommodation ideal for modern family living.

This four bedroom semi-detached property has been thoughtfully extended and upgraded throughout creating well proportioned living spaces finished to an exacting standard. The ground floor typically comprises an entrance porch, leading to a welcoming entrance hall, cloakroom, there is an attractive living room and a stunning open-plan kitchen/dining/family room with high quality fittings and ample space for entertaining with bi-fold doors opening to the rear garden. Upstairs the property boasts three well sized bedrooms, along with a contemporary family bathroom, finished with stylish fixtures, the staircase continues to a second floor with bedroom four with en suite shower room. Well stocked garden. Garage and parking.

The property is situated in a sought after residential location, close to local amenities including popular schools, the Royal Shrewsbury Hospital, transport links and the nearby town centre with walks through the Quarry Park and Dingle Gardens.

Overall, the property is in immaculate condition and ready for immediate occupation and early viewing is highly recommended to fully appreciate the quality and space on offer.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

11'9" x 11'10" (3.58m x 3.61m)

KITCHEN

12'5" x 18'7" (3.79m x 5.67m)

OPEN PLAN LIVING

8'7" x 18'7" (2.62m x 5.67m)

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

13'0" x 10'8" (3.96m x 3.26m)

BEDROOM 2

11'9" x 9'7" (3.58m x 2.92m)

BEDROOM 3

7'9" x 8'8" (2.37m x 2.65m)

BATHROOM

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 4

13'0" x 11'11" (3.96m x 3.64m)

EN SUITE SHOWER ROOM

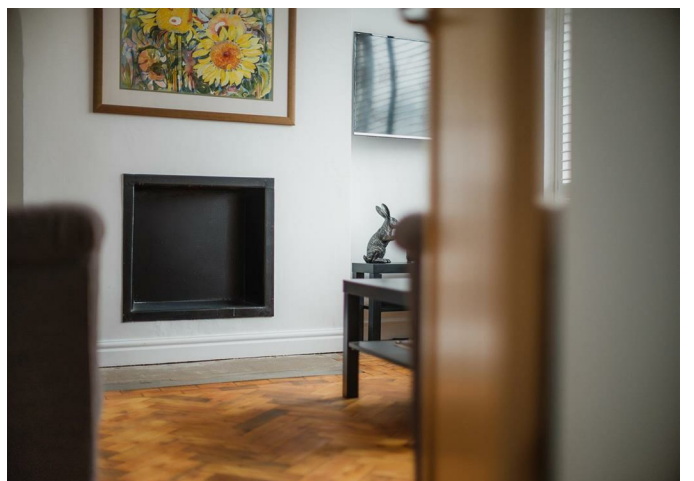
OUTSIDE THE PROPERTY

GARAGE

There is a neatly kept garden to the front with a tegular paved drive providing parking, serving the reception area and extending to the side of the residence, leading to the garage.

The garden is well maintained and well stocked and ideal for both relaxation and outdoor entertaining.





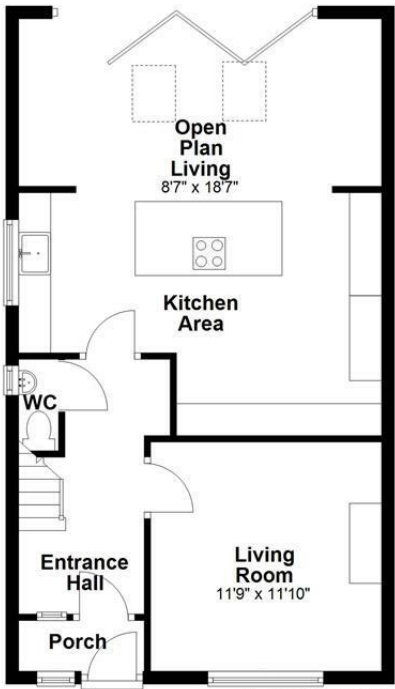




FLOOR PLANS ...

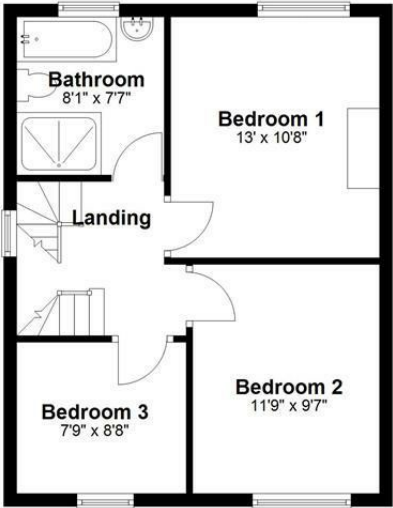


Ground Floor

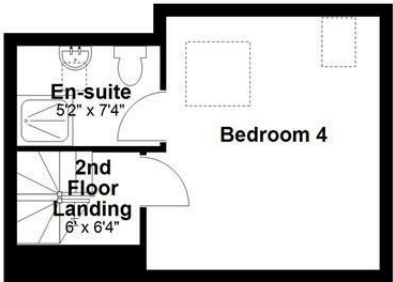


Total area: approx. 1446.5 sq. feet

First Floor



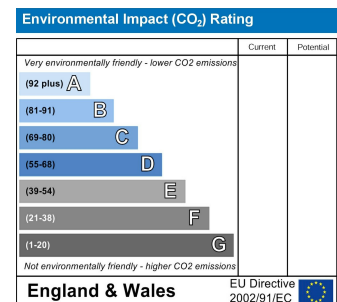
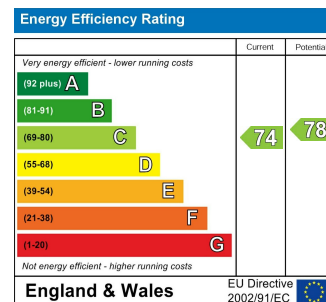
Second Floor



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 to the Mytton Oak Island, taking the first exit onto Shelton Road. Continue for a further distance, where the property will be seen set back 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



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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones