



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**42 Yew Tree Close, Spring Gardens, Shrewsbury,  
SY1 2US**

**£285,000 Guide  
Price**

To view this property please call us on **01743 236 800** Ref: T7650/SL/KQ

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# An immaculately presented and much improved, four bedroom, townhouse.

This immaculately presented and much improved, four bedroom townhouse benefits from accommodation over three floors and briefly comprises; entrance hall, cloakroom, living room, kitchen. Bedroom/family room with Juliette Balcony, second bedroom and bathroom to the first floor. Master bedroom with en suite shower room and 4th bedroom to the second floor. Garage and parking. South facing rear garden. The property also benefits from gas fired central heating and double glazing.

The property occupies a convenient location close to excellent local amenities and within easy reach of the nearby town centre with all its main shopping and transport facilities, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Understairs store cupboard

### CLOAKROOM

Wash hand basin, wc

### KITCHEN

13'9" x 8'7" (4.19m x 2.62m)

Recently re-fitted with a range of contemporary white wall and base units with work surface over

Integrated dishwasher

Inset five ring hob with concealed extractor hood over, built in double oven and microwave

Space for American style fridge freezer

Recessed spotlights

### LIVING ROOM

10'6" x 15'4" (3.20m x 4.67m)

Double glazed window and double doors to rear garden.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with window to the front.

### BEDROOM 2 / FAMILY ROOM

12'4" x 9'0" (3.76m x 2.74m)

A superb versatile room with double doors to Juliette Balcony.

### BEDROOM 3

12'2" x 8'1" (3.71m x 2.46m)

Window to the rear.

### BATHROOM

Panelled bath with shower over

Wash hand basin, wc

Window to the rear

STAIRCASE continues to SECOND FLOOR LANDING

### MASTER BEDROOM

17'5" x 12'2" (5.31m x 3.71m)

Window to the front

### EN SUITE SHOWER ROOM

Recently re-fitted comprising;

Corner shower cubicle with large Drench shower

Wash hand basin, wc

Heated towel rail

Window to the rear

### BEDROOM 4

10'2" x 8'7" (3.10m x 2.62m)

Window to the rear.

## OUTSIDE THE PROPERTY

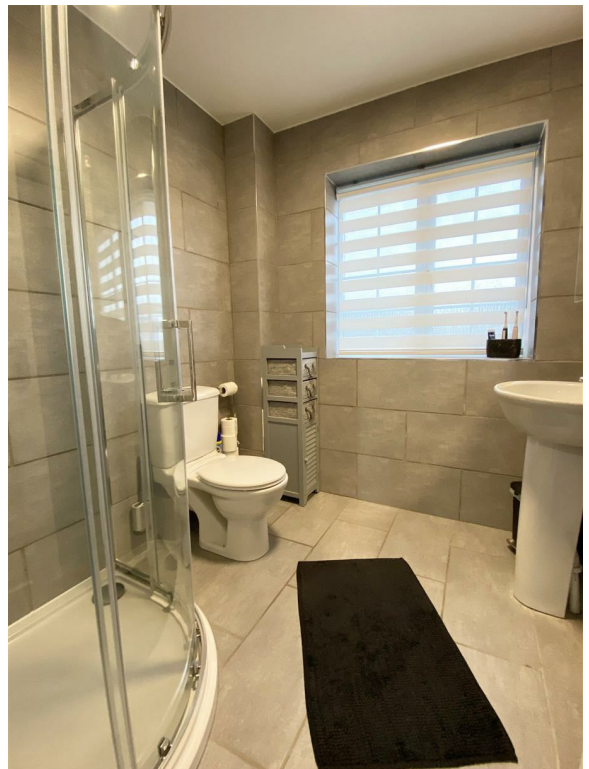
### SINGLE GARAGE

Up and over door.

The property is approached over paved patio with shrub beds and wrought iron railings.

Well presented, enclosed SOUTH FACING REAR GARDEN laid to asto turf for ease of maintenance, with paved patio areas and pathway. Garden store shed with power and lighting. Gate to the rear giving access to the parking area and Garaging.









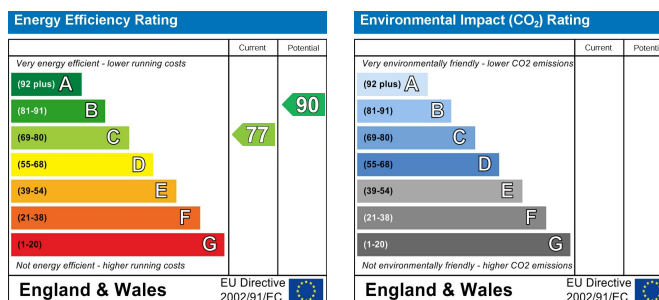
FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and St Michael's Street and continue for a further short distance along Ditherington Road until reaching the mini traffic island, turning right into Yew Tree Close where the property will be found on the right 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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