



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Priory House, 2 Woodfield Road, Shrewsbury SY3 8HZ

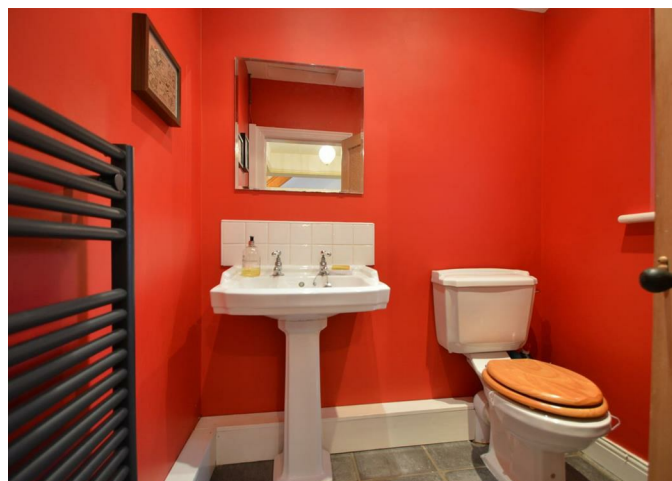
£900,000 Region

To view this property please call us on **01743 236 800** Ref: T6864/SL/MU

A superior, well appointed and improved, detached, 4 bedroomed family residence situated in this highly desirable and exclusive residential area, close to the Quarry Park and town centre.

ON LINE VIEWING - The property has been greatly improved and extended by the current owners and provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout and is presented to an exacting standard and benefits from full gas-fired central heating.

Situated in an enviable position in this popular, highly desirable and exclusive residential area and is well placed within easy reach of the town centre via the revered Quarry Park and Dingle Gardens, popular schools, including Shrewsbury School and the High School for Girls, the Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

PARTLY GLAZED ENTRANCE VESTIBULE

SPACIOUS L SHAPED ENTRANCE HALL

CLOAKROOM

With wc
Wash hand basin.

SITTING ROOM

13'11" x 18'9" (4.24m x 5.72m)

A pleasant room with bay window overlooking the garden and formal reception area to the front

Two feature porthole windows flanking a central open gas fireplace.

DINING ROOM

12'0" x 14'0" (3.66m x 4.27m)

Window with similar outlooks to the sitting room
Fireplace recess housing log burning stove.

FAMILY ROOM/SNUG

12'7" x 13'2" (3.84m x 4.01m)

Fireplace recess with log burning stove.
Glazed French doors opening onto and overlooking the garden to the rear.

KITCHEN

19'11" x 8'1" (6.07m x 2.46m)

Superbly appointed and fitted with a range of matching modern units with granite working surfaces and integrated appliances.

ADJOINING BREAKFAST ROOM with full length picture window overlooking the garden and glazed French doors allowing access to the garden.

UTILITY ROOM

8'3" x 18'3" (2.51m x 5.56m)

Access door to the garden.
Personal door to a large double garage.

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

MASTER BEDROOM

12'2" x 15'8" (3.71m x 4.78m)

Excellent range of built in wardrobes extending the width of one wall

EN SUITE SHOWER ROOM

10'2" x 4'10" (3.10m x 1.47m)

Luxuriously appointed with a large fully tiled walk in shower
Dressing surface with inset hand basin
wc with concealed low type flush.

BEDROOM 2

11'9" x 14'0" (3.58m x 4.27m)

BEDROOM 3

12'6" x 11'3" (3.81m x 3.43m)

BEDROOM 4

13'0" x 7'10" (3.96m x 2.39m)

FAMILY BATHROOM

With panelled bath
Hand basin
wc low type flush.

OUTSIDE THE PROPERTY

TO THE FRONT the property is set back and divided from the road by an ornamental brick wall together with an established Laurel hedge. A pillared entrance with pedestrian wooden gate allows access to a neatly kept forecourt with floral and shrubbery displays and a further access with gravelled drive providing ample parking space serving the garage and formal reception area.

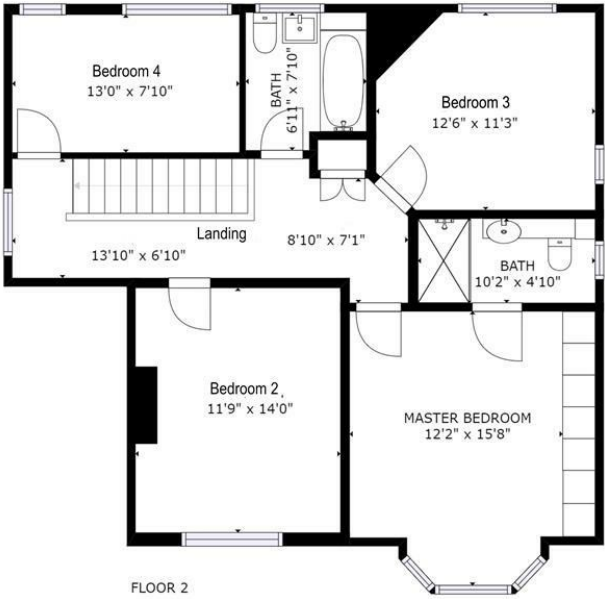
To the rear there is a particularly attractive and established, landscaped GARDEN with an extensive raised randomly paved patio extending the width of the property and providing an ideal seating and entertaining space. Ornamental steps descend to a large pleasure lawn, the perimeter of which is skirted by further ornamental walling with raised shrubbery and herbaceous borders containing a wide variety of shrubs, flowering shrubs, mature and specimen trees. The whole being particularly well stocked and providing an attractive setting for the residence.







FLOOR PLANS ...

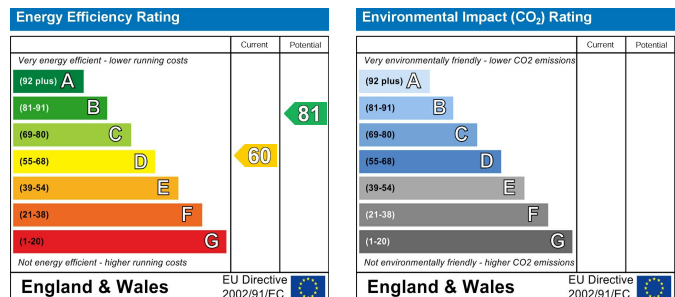


GROSS INTERNAL AREA
FLOOR 1: 1355 sq ft, FLOOR 2: 909 sq ft
TOTAL: 2264 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the first exit into Copthorne Road. Proceed along Copthorne Road for some distance, eventually turning left into Pengwern Road and after a short distance right into Woodfield Road, where the property will be found immediately 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

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?

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