



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Sion Drive, Bicton Heath, Shrewsbury SY3 5DG

£415,000 Region

To view this property please call us on **01743 236 800** Ref: T7547/SL/MU

A well maintained, well appointed and extended, detached 4 bedroomed family residence.

The property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation with rooms of pleasing dimensions and has been extended and improved and provides flexible and comfortable family accommodation which benefits from gas-fired central heating and double glazing.

Situated in an enviable quiet cul-de-sac position on the fringe of this popular and established residential development which is situated on the ever popular western fringe of Shrewsbury. The property is well placed within easy reach of excellent amenities including local shops, popular schools, a bus service to the town centre and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

With built in understairs storage cupboard.

SITTING ROOM

12'10" x 10'0" (3.92m x 3.04m)

A pleasant room with recessed book/display shelving

Window to the fore

Glazed sliding patio doors opening through to :

GARDEN ROOM

With picture windows overlooking the garden and French doors allowing access to the garden.

KITCHEN

15'11" x 9'1" (4.84m x 2.77m)

Neatly appointed and comprehensively fitted with ranges of built in storage cupboards and integrated appliances.

LIVING ROOM/DINING ROOM

17'11" x 10'10" (5.47m x 3.30m)

Window to front.

LAUDRY ROOM

10'11" x 10'10" (3.32m x 3.30m)

SEPARTE WC

A STAIRCASE rises to the FIRST FLOOR LANDING

MASTER BEDROOM

14'3" x 7'1" (4.34m x 2.17m)

With built in wardrobe.

EN SUITE SHOWER ROOM

With walk in shower

Hand basin

WC.

BEDROOM 2

11'9" x 7'8" (3.58m x 2.33m)

Built in wardrobe.

BEDROOM 3

9'9" x 9'3" (2.98m x 2.82m)

BEDROOM 4

7'5" x 10'3" (2.25m x 3.12m)

Built in wardrobe.

FAMILY SHOWER ROOM

With large walk in shower

Hand basin

WC.

OUTSIDE THE PROPERTY

TO THE FRONT there is a gravelled forecourt which provides parking space with a pathway serving the formal reception area.

To the rear there is a particularly attractive and especially well stocked GARDEN with patio and terrace, shaped lawn with well stocked shrubbery and herbaceous borders and displays and a variety of established specimen trees. The whole enclosed on all sides.





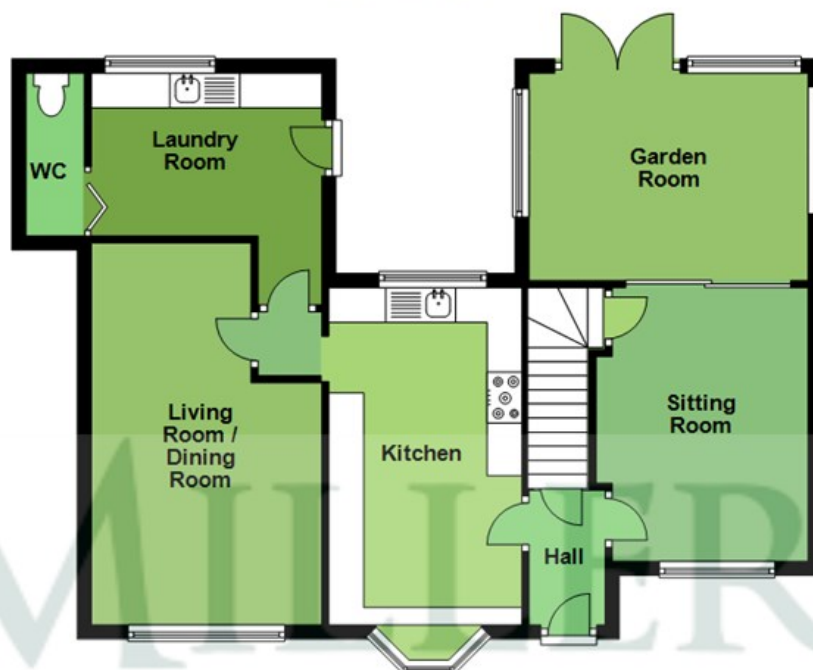




FLOOR PLANS ...

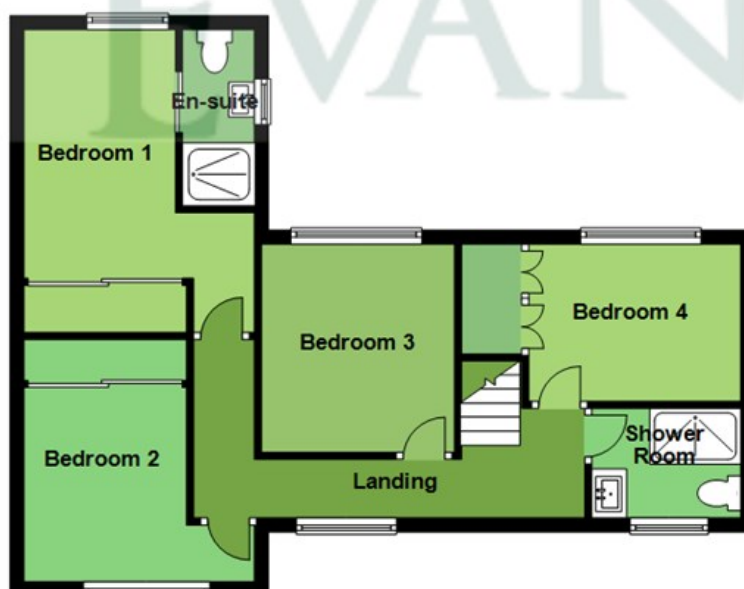
Ground Floor

Approx. 764.6 sq. feet



First Floor

Approx. 583.6 sq. feet



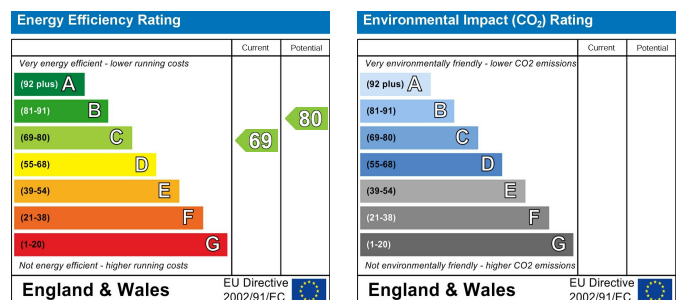
Total area: approx. 1348.3 sq. feet

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 on the A458 Welshpool Road and after some distance turn left into Gains Park Way, first left into Gains Avenue and after a further distance left into Sion Drive where the property will be found at the top of the drive 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: D

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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