



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Allgold Drive, Shrewsbury, SY2 5NN

**Guide Price
£400,000**

To view this property please call us on **01743 236 800** Ref: T8090/SL/KQ

A well maintained and much loved, four bedroom detached family home, set at the end of a quiet cul-de-sac in this popular and highly desirable residential area.

This four bedroom detached house which is typical of this era provides well proportioned rooms and has been well maintained, elements such as the décor and kitchen slightly dated, giving the new owner the opportunity to modernise and personalise to their own taste. Externally the home benefits from a large private driveway providing ample parking and an integral garage. The forecourt is neatly kept and laid to lawn. The remainder of the mature garden is again laid to lawn and well maintained, providing a good level of privacy.

The property occupies a cul-de-sac position making it particularly appealing and safe for families with minimal passing traffic. The property is well placed within easy reach of excellent amenities, including popular schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass allowing easy access onto the M54 motorway link.

Overall, this is a solid and spacious family home with great potential, in a desirable, quiet setting.



INSIDE THE PROPERTY

ENTRANCE VESTIBULE

CLOAKROOM

Wash hand basin, wc

DINING ROOM

15'10" x 10'7" (4.83m x 3.23m)

Sliding doors to conservatory

LIVING ROOM

15'10" x 10'9" (4.83m x 3.27m)

Sliding doors to conservatory

CONSERVATORY

10'6" x 29'9" (3.20m x 9.07m)

Picture windows and French doors to the rear garden

KITCHEN

12'7" x 7'10" (3.83m x 2.39m)

Fitted with a range of matching wall and base units

Double oven, hob and extractor hood over

UTILITY ROOM

13'4" x 8'2" (4.06m x 2.48m)

Fitted with a range of matching wall and base units with inset sink

Door to side of property

Door to garage

STAIRCASE from the dining room rising to FIRST FLOOR LANDING

BEDROOM 1

9'7" x 11'8" (2.92m x 3.56m)

BEDROOM 2

9'7" x 10'8" (2.92m x 3.24m)

BEDROOM 3

6'11" x 8'9" (2.11m x 2.67m)

BEDROOM 4

9'7" x 6'10" (2.92m x 2.08m)

SHOWER ROOM

6'0" x 7'4" (1.83m x 2.24m)

Large shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

The property is approached over driveway providing ample parking, flanked by forecourt laid to lawn.

Enclosed REAR GARDEN mainly laid to lawn with paved patio and mature shrub beds and borders affording the property great amounts of privacy.



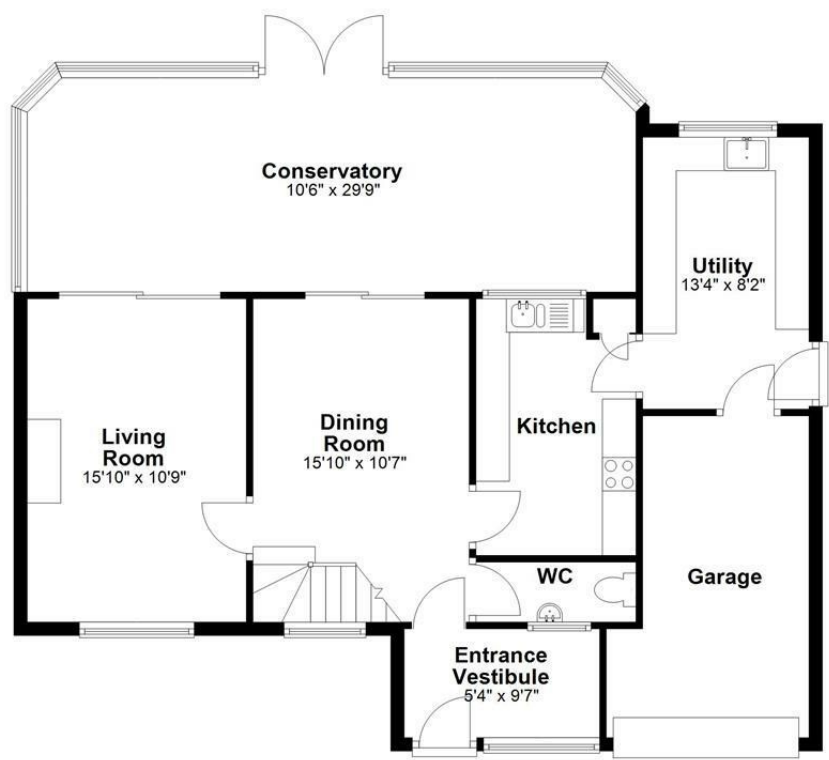




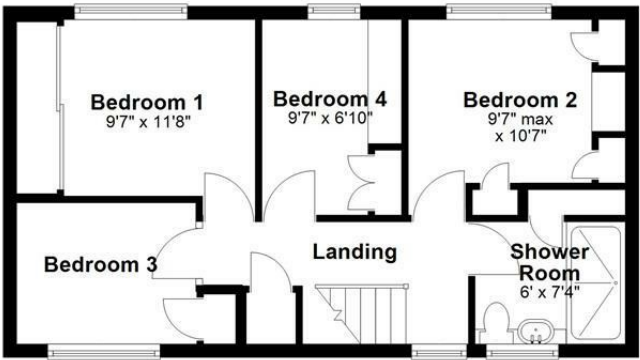


FLOOR PLANS ...

Ground Floor



First Floor

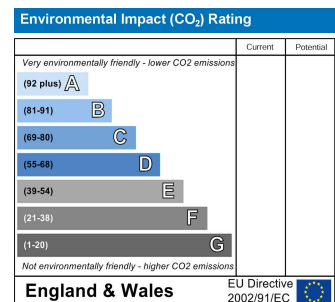
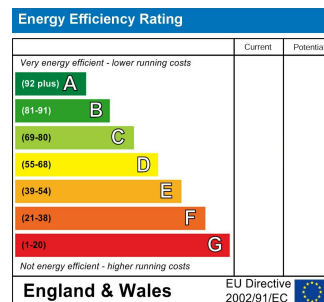


Total area: approx. 1608.0 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column Island. Take the first exit into Preston Street. Continue the full length of Preston Street and bear left into Portland Crescent. Continue for some distance, turning right into Allgold Drive, where the property will be found at the end of the cul-de-sac in the left hand corner.

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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