



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

70 Morris Grove, Shrewsbury, SY3 5FP

**Asking Price
£460 000**

To view this property please call us on **01743 236 800** Ref: T8041/WM/KQ

A modern, superior, four bedroom, detached family residence with garage and landscaped garden.

This modern, beautifully presented four bedroom detached home offers spacious family accommodation briefly comprising; entrance hall, cloakroom, lounge, a modern fitted kitchen with integrated appliances and a dining area with doors opening onto the rear garden and a separate utility room. From the entrance hall, an attractive staircase with hand rail and balustrade leads to the first floor with four good sized bedrooms, including a master bedroom with en suite shower room and a family bathroom. Detached garage and parking. Landscaped gardens. The property enjoys an open aspect to the front with a natural pool and nature area.

The property is ideally situated on a sought after modern development, in a convenient and popular location offering excellent access to local shops, popular schools and everyday amenities. The property is close to strong transport links with the nearby Shrewsbury by-pass allowing access to the M54, which leads to the West Midlands. The property is also ideally placed for the Royal Shrewsbury hospital, Park & Ride service and there is a frequent bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn and Shrewsbury railway station.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

17'0" x 11'5" (5.19m x 3.47m)

Bay window to front

KITCHEN / DINING ROOM

9'11" x 24'1" (3.02m x 7.35m)

Fitted with a range of matching wall and base units

Integrated appliances

Double doors to rear garden

UTILITY ROOM

6'5" x 5'7" (1.95m x 1.70m)

Washing machine and dryer

Door to the side.

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDIG

MASTER BEDROOM

14'0" x 13'4" (4.26m x 4.06m)

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin set to vanity unit, wc

BEDROOM 2

9'11" x 10'6" (3.02m x 3.19m)

BEDROOM 3

9'4" x 11'5" (2.84m x 3.47m)

BEDROOM 4

13'0" x 9'1" (3.95m x 2.78m)

BATHROOM

Panelled bath with shower over

Wash hand basin set to vanity unit, wc

OUTSIDE THE PROPERTY

DETACHED GARAGE

The property is set back by an attractively landscaped open plan forecourt with a central pathway serving the reception area, flanked on both sides by shrub borders. A tarmacadam drive to the side provides ample parking space and serves the detached garage.

Enclosed REAR GARDEN attractively laid to lawn with large paved patio area providing ideal entertaining space. The garden is enclosed on all sides.



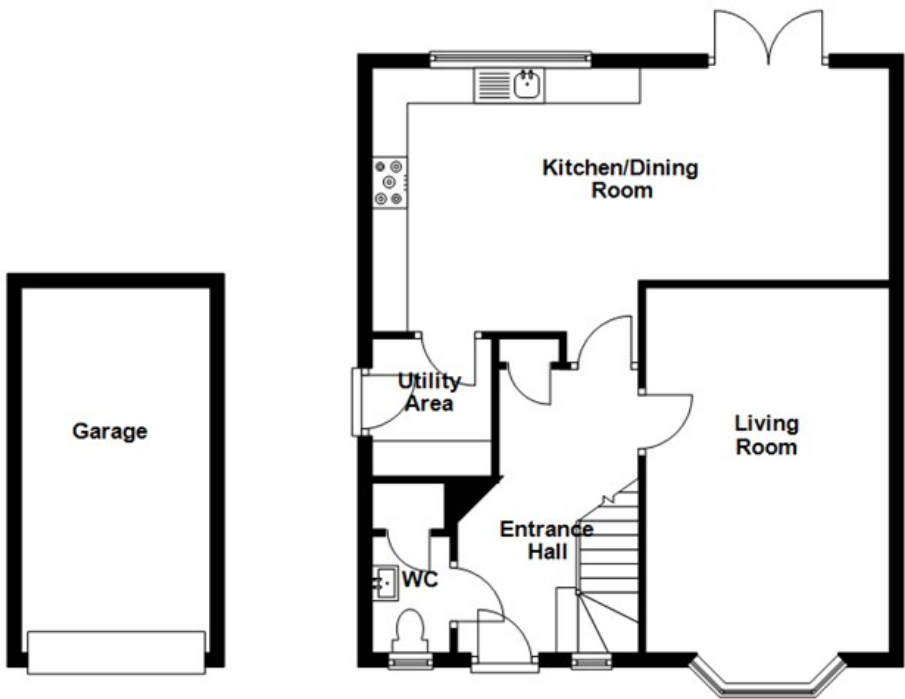




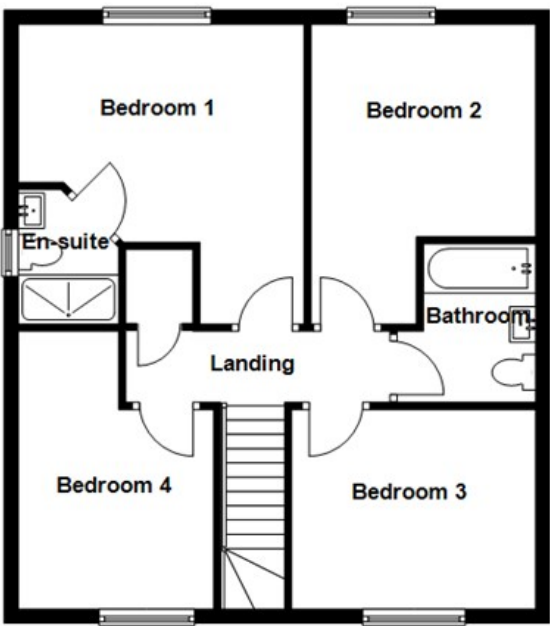


FLOOR PLANS ...

Ground Floor



First Floor

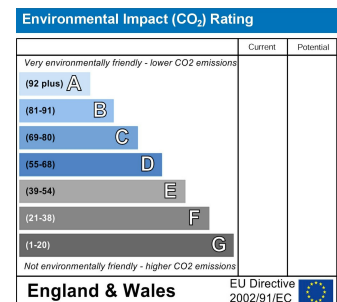
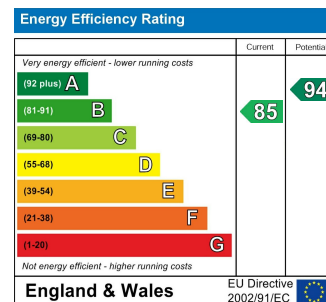


Total area: approx. 1465.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Proceed to the traffic lights, turning right, then bearing left onto Welshpool Road. Continue for some distance, passing the Co-op supermarket, turn right into Bligny Crescent, bear right into Morris Grove where the property will be found.

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: E

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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