



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**10 Cedars Drive, Shrewsbury SY1 2RB**

**£395,000 Region**

To view this property please call us on **01743 236 800** Ref: T7963/SL/MU

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# A neatly kept, well appointed and much improved, 3 bedroomed detached residence situated in a quiet cut-de-sac in this popular and desirable residential area.

The property has been much improved by the current owners and now provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions which benefits from full gas-fired central heating and double glazing.

Well placed in an attractive and enviable corner plot in this quiet cul-de-sac which is approached from the town centre via Ellesmere Road, well placed within easy reach of excellent amenities including schools, the town centre with its many fashionable bars and restaurants, Theatre Severn, the Quarry Park and Dingle Gardens and the Shrewsbury Railway Station. The property is also close to countryside walks and is within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### PORCH

Regency style panelled and part glazed door leading to :

### ENTRANCE HALL

### DOWNSTAIRS BATHROOM

With panelled bath  
Wash hand basin  
Low flush wc.

### LIVING ROOM

13'10" x 13'1" (4.22m x 3.99m)

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

### KITCHEN

6'10" x 17'7" (2.09m x 5.36m)

Neatly appointed and fitted with an attractive range of modern units

Built in storage cupboard housing a gas fired boiler providing the heating and domestic hot water

Glazed door to a GLAZED UTILITY / REAR LOBBY with plumbing connections for washing machine and panelled and part glazed door allowing access the garden.

### BEDROOM 1

11'5" x 11'9" (3.48m x 3.58m)

Window to front.

### BEDROOM 2

10'10" x 11'9" (3.30m x 3.58m)

Window overlooking the garden and courtyard to the rear.

A STAIRCASE WITH HANDRAIL AND BALUSTRADE rises a FIRST FLOOR LANDING with a large built in storage cupboard.

### BEDROOM 3

11'4" x 13'0" (3.46m x 3.97m)

Access to useful saves storage

Windows overlooking the garden to the rear with views beyond over open fields and a further window to the front with views towards the town centre with Shrewsbury castle in the distance.

### SHOWER ROOM

With walk in shower

Hand basin

wc low type flush

Large double door built in linen cupboard with slatted shelving and radiator.

## OUTSIDE THE PROPERTY

### DETACHED BRICK AND TILE GARAGE

Window to front,

Up and over door.

TO THE FRONT the property is set back and divided from the road by an ornamental brick wall with wrought iron balustrade and approached through an ornamental wrought iron gate with a tarmacadam pathway serving the formal reception area, flanked on one side by a paved area with inset shrubbery beds and to the other by a neatly kept lawn with floral and shrubbery border.

The GARDEN extends to the side of the property where there is a large tarmacadam drive and forecourt which provides ample parking and turning space for guests' cars and serves the garage together with a reception area to the rear. There is a further paved patio and terrace providing an ideal seating and entertaining space with a timber garden store.



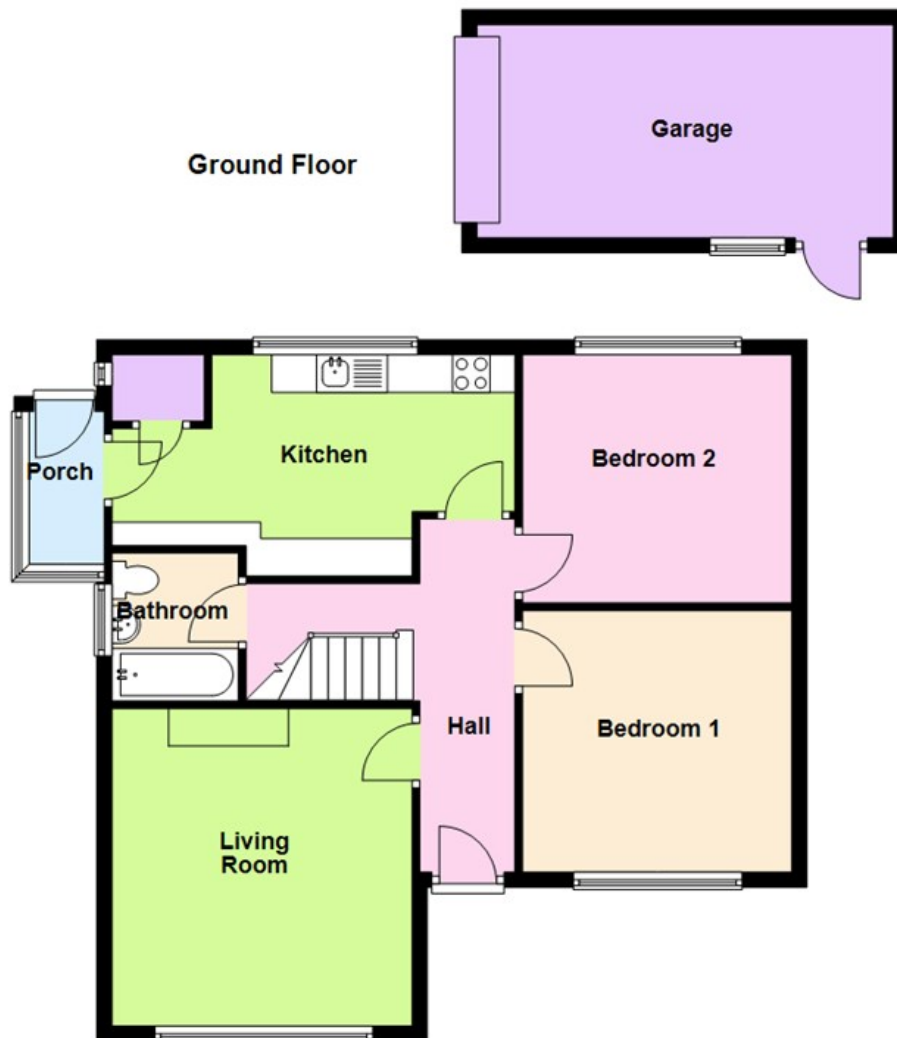






## FLOOR PLANS ...

Ground Floor



First Floor

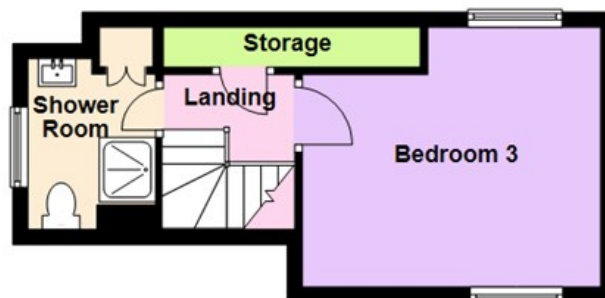
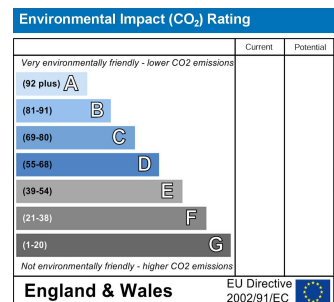
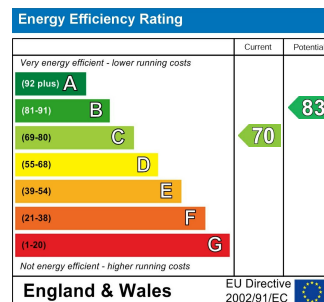


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Smithfield Road up Coton Hill and along the Ellesmere Road. Continue for some distance eventually turning left into Cedar Drive 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: 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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