



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**19 Larkhill Road, Shrewsbury, SY3 8XS**

**£450,000 Region**

To view this property please call us on **01743 236 800** Ref: T7203/SL/KQ



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# A truly immaculate, well appointed and much improved detached four bedroom residence.

A particularly well appointed four bedroom detached house, recently improved by the present owner to provide well planned, light and airy comfortable family accommodation. The property benefits from gas fired central heating (new Worcester Bosch boiler, 2019) and new double glazing throughout.

The property occupies a particularly large plot on this much sought after and highly desirable residential development, close to excellent schools, the Royal Shrewsbury Hospital, frequent bus service to the town centre and access to the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE CANOPY

#### ENTRANCE HALL

16'8" x 7'09" (5.08m x 2.36m)

Built in cloaks cupboard

Door to garage

#### CLOAKROOM

Neatly appointed white suite comprising;

Wash hand basin, wc

#### LOUNGE

17'10" x 12'7" (5.44m x 3.84m)

A light double aspect room

Windows overlooking the front and rear

Glazed French door opening onto the neatly kept rear garden

Attractive fireplace with mahogany surround and mantel, marble slips, raised marble hearth and inset living flame coal effect gas fire

Archway to:

#### DINING ROOM

9'9" x 10'0" (2.97m x 3.04m)

Window overlooking the rear garden

Serving hatch to kitchen

#### KITCHEN / BREAKFAST ROOM

15'9" x 11'4" (4.79m x 3.46m)

Superbly appointed and fitted with a range of solid oak bespoke units

Range of integrated appliances

Three large picture windows overlooking the rear garden

#### GLAZED SIDE LOBBY

7'6" x 5'4" (2.29m x 1.63m)

Fitted with a range of matching units

Glazed and panelled door allowing access to the garden

From the entrance hall, STAIRCASE rising to FIRST FLOOR LANDING with airing cupboard housing insulated cylinder and slatted shelving. Glazed French door opening onto a balcony with wrought iron balustrade.

### BEDROOM 1

17'5" x 12'7" (5.30m x 3.84m)

A spacious through room with windows overlooking the front and rear gardens

Two double door built in wardrobes

### BEDROOM 2

10'4" x 10'0" (3.14m x 3.06m)

Double door built in wardrobe

Window overlooking the rear garden

### BEDROOM 3

10'4" x 8'4" (3.14m x 2.55m)

Double door built in wardrobe

Window overlooking the rear garden

### BEDROOM 4

8'11" x 8'1" (2.71m x 2.46m)

Window overlooking the front garden.

### BATHROOM

Neatly appointed with a modern white suite

Panelled bath with direct mixer shower

Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

### INTEGRAL GARAGE

17'0" x 9'0" (5.18m x 2.74m)

To the front the property is well set back from Larkhill Road by a generous forecourt laid to lawn with a central island flower bed and two additional floral borders. A wide driveway provides ample parking space and serves the garage together with reception area.

The large REAR garden has two patio areas, and extensive lawn surrounded by trees, shrubs and flower beds. A decorative fence screens a sizeable productive fruit & vegetable garden, containing apple and pear trees, soft fruit bushes and rasp canes. Several raised beds surrounded by bark chip paths. Two sheds plus garden store. The whole garden is neatly kept, well stocked and enclosed on all sides.

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## FLOOR PLANS ...

Ground Floor



First Floor

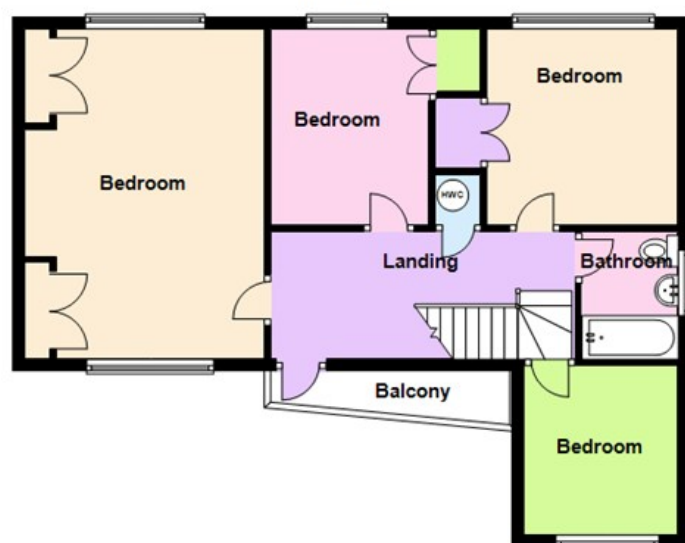
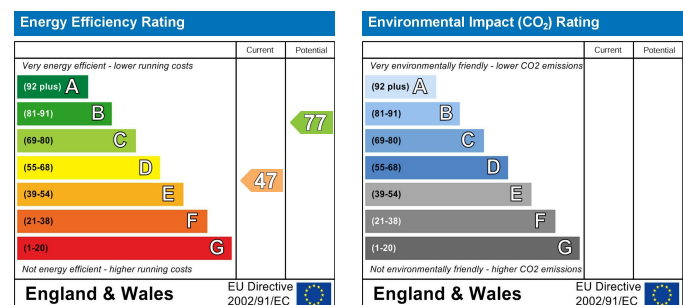


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road and continue to the Mytton Oak Island. Take the second exit onto Mytton Oak Road. Continue for a further distance, eventually turning right into Swiss Farm Road. Take the first left into Kingswood Crescent and first right into Kingswood Road. At the end of Kingswood Road turn left into Larkhill Road, 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

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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones