



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Grangefields, Shrewsbury, SY3 9DE

£500,000 Offers

To view this property please call us on **01743 236 800** Ref: T7914/SL/KQ

A spacious, well presented, modern detached family home in a highly desirable location.

This spacious, modern, four bedroom detached family home provides well planned and well proportioned accommodation briefly comprising; entrance hall, cloakroom, living room, dining room, conservatory, breakfast kitchen, master bedroom with walk in dressing area with built in wardrobes and en suite shower room, second bedroom with en suite shower room, two further bedrooms and principal bathroom. Garage and parking. South west facing rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated in this highly desirable and much sought after residential area, well placed within reach of excellent schools, including the revered Shrewsbury School, the nearby town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Large understairs store cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

15'10" x 12'1" (4.83m x 3.68m)

Bay window to the front

Double doors to:

DINING ROOM

10'4" x 9'2" (3.15m x 2.79m)

Door to Kitchen

Sliding doors to:

CONSERVATORY

13'2" x 11'7" (4.01m x 3.53m)

Double doors to rear garden.

KITCHEN / BREAKFAST ROOM

10'4" x 17'10" (3.15m x 5.44m)

Fitted with a range of matching wall and base units

Door to side of property

Door to Utility Area

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

14'2" x 9'11" (4.32m x 3.02m)

Bay window to the front

Dressing room area with two built in wardrobes with mirror
fronted sliding doors

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

13'2" x 9'4" (4.01m x 2.84m)

Two built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

12'0" x 7'8" (3.66m x 2.34m)

BEDROOM 4

10'11" x 8'6" (3.33m x 2.59m)

PRINCIPAL BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROEPTY

INTEGRAL GARAGE

The property is approached over a paved driveway providing parking and access to the garage and reception area, flanked by small lawn area with mature hedges.

Enclosed south west facing REAR GARDEN laid mainly to lawn with paved patio providing ideal seating area with established shrub beds.





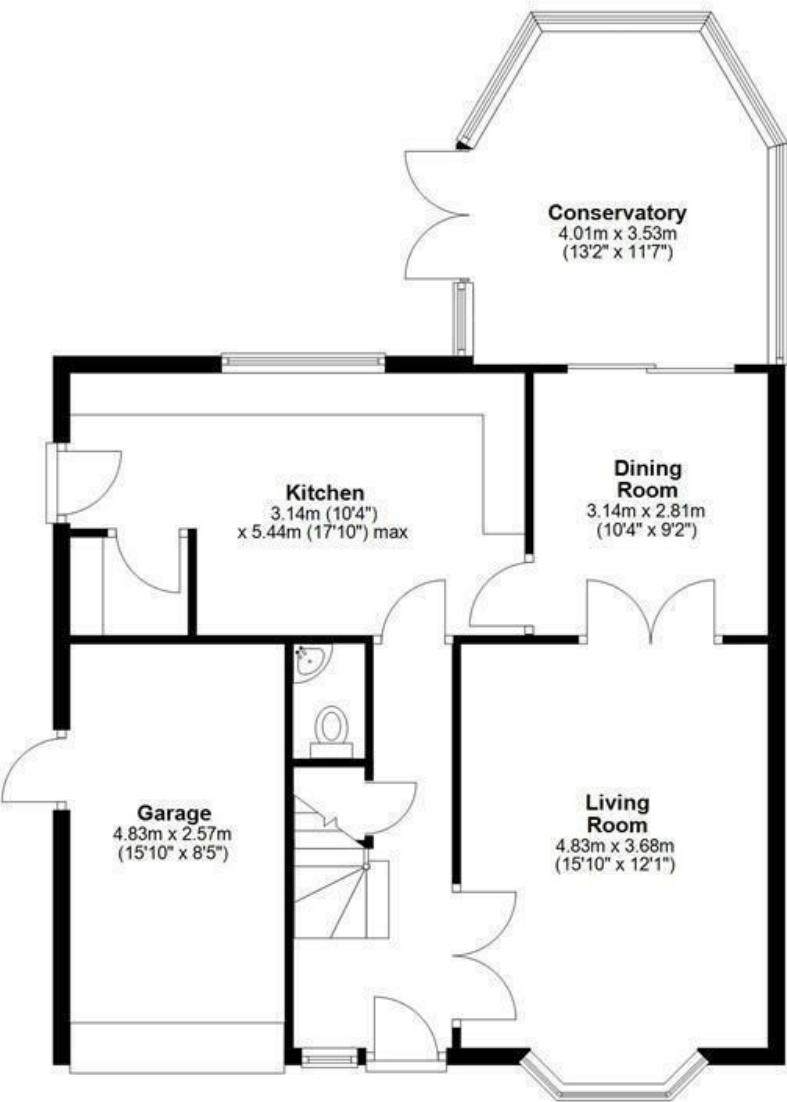




FLOOR PLANS ...

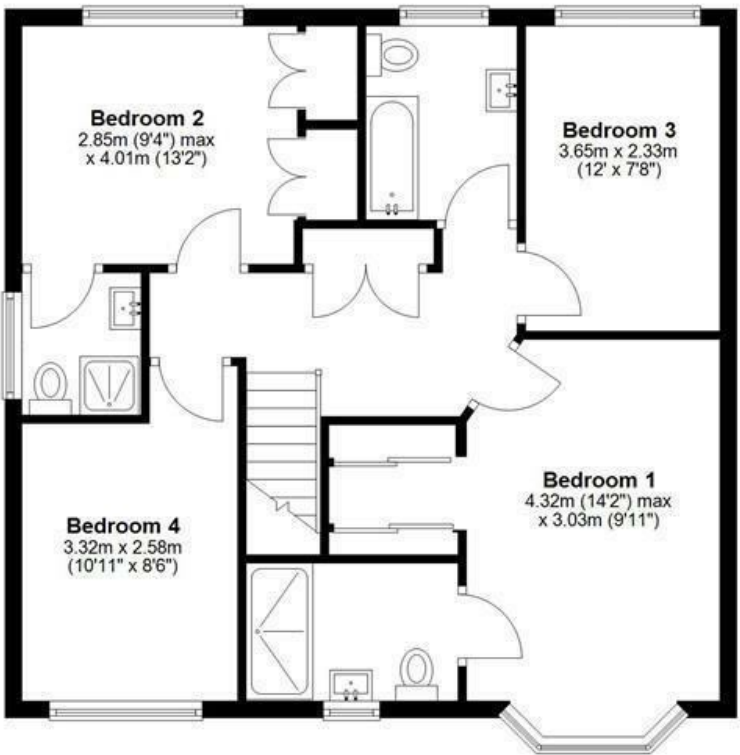
Ground Floor

Approx. 80.9 sq. metres (871.2 sq. feet)



First Floor

Approx. 67.6 sq. metres (727.7 sq. feet)

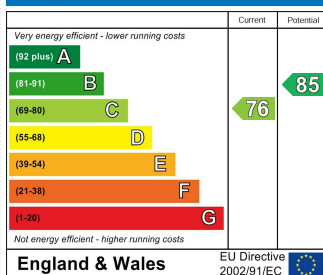


Total area: approx. 148.6 sq. metres (1599.0 sq. feet)

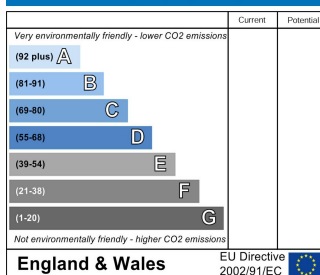
HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Roman Road. Continue for some distance eventually turning right into Grange Road. After a short distance, turn right into Grangefields Road. Proceed to the bottom of Grangefields Road, turning right into Grangefields, where the property will be found on the left hand side.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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