



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

74 Drapers Rise, Sweet Lake Meadow, Shrewsbury SY3 9FN

£550,000 Region

To view this property please call us on 01743 236 800 Ref: T7360/SL/MU

An especially well appointed, superior, detached 4 bedroomed family residence.

The property occupies an enviable position on the fringe of the development providing well planned and well proportioned accommodation throughout with rooms of pleasing dimensions, presented throughout to an exacting standard and finished to a high specification and benefits from full gas-fired central heating and double glazing.

Occupying a pleasant position on the fringe of this now established development with views to the rear over open countryside, well placed within reach of excellent schools, the Royal Shrewsbury Hospital, a frequent bus service to the nearby town centre with its many fashionable bars, restaurants, Theatre Severn and the renowned Quarry Park and Dingle Gardens and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

CANOPIED ENTRANCE PORCH

ENTRANCE HALL

With herringbone patterned Karndean flooring
Understairs storage cupboard.

CLOAKROOM/WC

With WC low type flush
Corner wash hand basin.

LIVING ROOM

18'4" x 13'0" (5.58m x 3.96m)

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

KITCHEN/DINING ROOM

12'5" x 28'6" (3.78m x 8.68m)

Neatly appointed and fitted with a range of high quality kitchen fittings with granite working surfaces.

Glazed French doors and 2 windows opening onto and overlooking the gardens to the rear.

LARGE WALK IN AIRING CUPBOARD

UTILITY ROOM

12'5" x 5'0" (3.78m x 1.52m)

A STAIRCASE from the entrance hall rises to the FIRST FLOOR LANDING with access to a partly boarded and fully insulated roof space with electric light.

MASTER BEDROOM

15'3" x 13'0" max measurement (4.65m x 3.96m max measurement)

EN SUITE DRESSING ROOM

With a range of built in wardrobes.
Door to :

EN SUITE SHOWER ROOM

With large walk in shower cubicle
Pedestal wash hand basin
WC low type flush.

BEDROOM 2/GUEST SUITE

9'3" x 17'2" (2.83m x 5.23m)

With large double door built in wardrobe.

EN SUITE SHOWER ROOM

With shower cubicle
Pedestal wash hand basin
WC low type flush.

BEDROOM 3

13'0" x 9'10" (3.95m x 3.00m)

BEDROOM 4/STUDY

8'11" x 10'4" (2.72m x 3.14m)

LUXURIOUSLY APPOINTED BATHROOM

Extremely well fitted with a large walk in shower cubicle
Panelled spa bath
WC low type flush
Wash hand basin.

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

With electric up and over door.

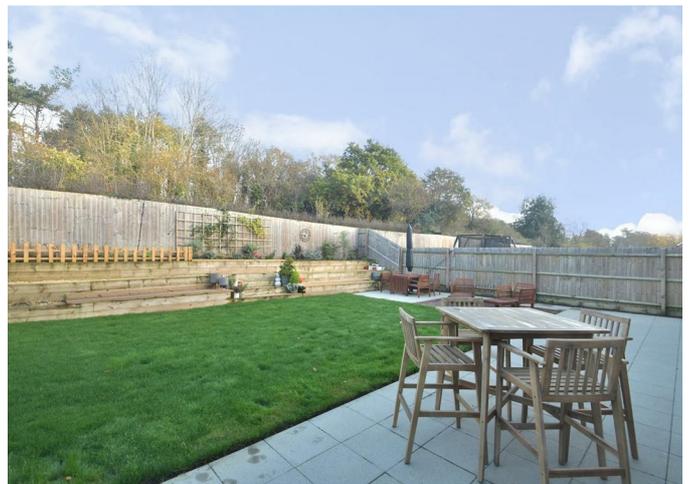
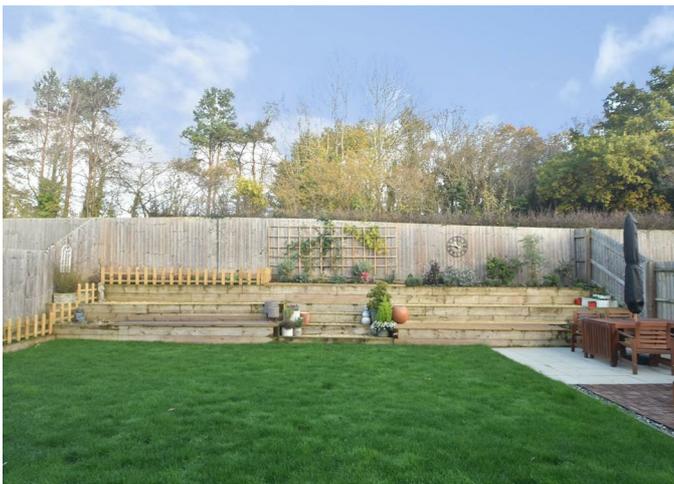
TO THE FRONT the property is approached over a tegular paved drive, providing ample parking, with a pathway serving the formal reception area with a forecourt laid neatly to lawn with ornamental tree.

To the rear there is an attractive, neatly kept LANDSCAPED GARDEN with an extensive paved patio, further paved sun terrace, neatly kept lawn and terraced floral and shrubbery displays. The whole well enclosed on all sides.





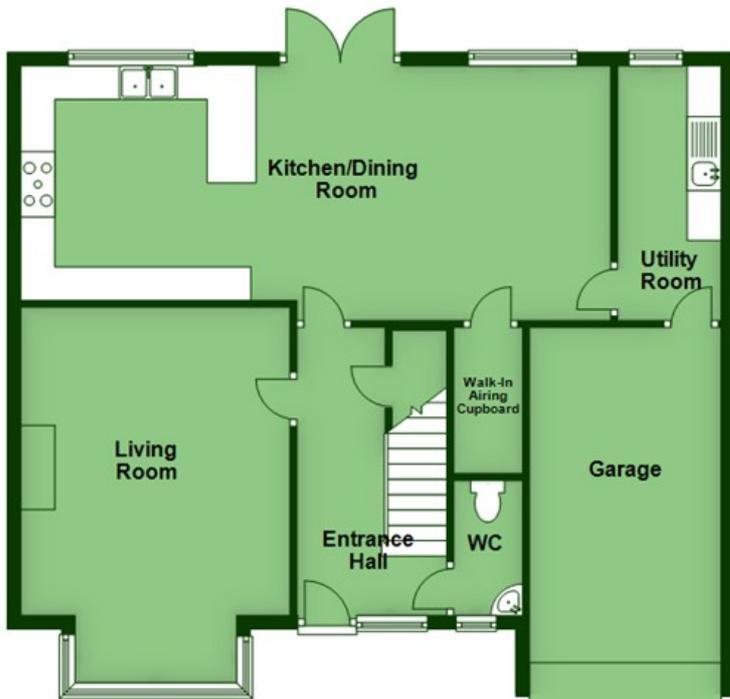




FLOOR PLANS ...

Ground Floor

Approx. 959.6 sq. feet



First Floor

Approx. 932.7 sq. feet



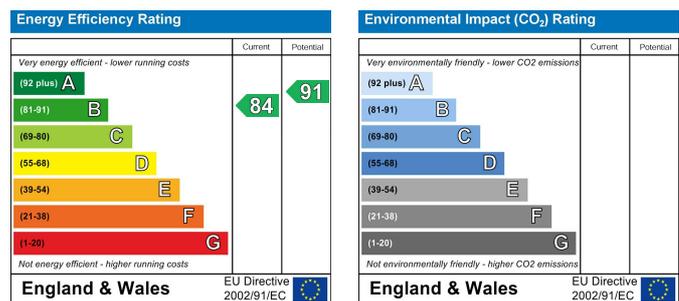
Total area: approx. 1892.3 sq. feet

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 on the Longden Road past Meole Brace School and the Nuffield Hospital and turn right at the mini roundabout into Tannersdale, then take the second turn right into Drapers Rise, turn left at the T junction and 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



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