

34 Roman Road, Shrewsbury, SY3 9AT

Shrewsbury & Country House Sales

MILLER EVANS



34 Roman Road, Shrewsbury, SY3 9AT

£750,000 Freehold

- Impressive and extended four-bedroom semi-detached family home.
- Beautifully presented throughout in attractive neutral tones.
- Spacious open-plan kitchen, family and dining area with quartz worktops and full-length glazed doors overlooking the garden.
- Two further reception rooms, study, utility room and ground-floor cloakroom.
- Principal bedroom with en-suite shower room, three further bedrooms and a well-appointed family bathroom.
- Generous off-road parking and attractive established rear garden
- Situated in a sought-after west side location close to excellent schools, the Royal Shrewsbury Hospital and town centre.





An outstanding four-bedroom semi-detached home, which has been thoughtfully extended and significantly improved by the current owners, offering beautifully presented accommodation.

The well-planned accommodation is both spacious and versatile, with a particular feature being the impressive open-plan kitchen, family and dining area. This superb space boasts attractive fitted cabinetry, quartz work surfaces and full-length glazed doors, which provide seamless access to the rear garden, making it ideal for both everyday family living and entertaining. The welcoming entrance hallway provides access to a further reception room, cloakroom, utility room and a separate study, offering excellent flexibility for modern family requirements. To the first floor, there is a master bedroom with en suite shower room, three further bedrooms and a family bathroom. There is a driveway providing ample parking and well stocked enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a highly sought-after and desirable position on the west side of Shrewsbury, conveniently located for an excellent selection of schools in both the state and private sectors. The Royal Shrewsbury Hospital is also within easy reach, together with Shrewsbury town centre and its extensive range of shopping, leisure and recreational amenities.






PELOTON















ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

LIVING ROOM
11'9" x 11'11"

IMPRESSIVE OPEN PLAN KITCHEN/DINING/FAMILY ROOM
22'8" x 27'2"

UTILITY ROOM
7'1" x 8'1"

OFFICE
6'9" x 7'3"

Staircase rising from the entrance hall to First Floor Landing.

MASTER BEDROOM
12'11" x 10'9"

EN SUITE SHOWER ROOM
Shower cubicle, wash hand basin, wc

BEDROOM 2
11'11" x 11'11"
Two sets of built in wardrobes

BEDROOM 3
11'8" x 9'11"

BEDROOM 4
9'8" x 8'4"

BATHROOM

GARDENS AND GROUNDS

The property is approached via a generous forecourt providing ample off-road parking, attractively screened from Roman Road by established trees and shrubs, creating an appealing degree of privacy.

The rear garden is equally impressive, featuring an extensive paved patio, complemented by ornamental retaining walls and formal steps leading up to a generous lawn, with further established planting.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh bridge to the Frankwell Island, Take the first exit onto Copthorne Road continue for a short distance and turn left on to Pengwern Road at the bottom of Pengwern Road turn right on to Porthill Road. Continue to the island turning left on to Roman Road, the property will be found set back after some distance on the right hand side.



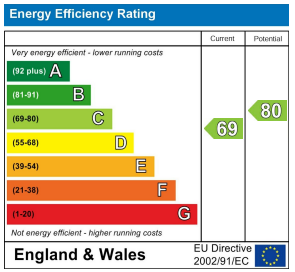
Ground Floor

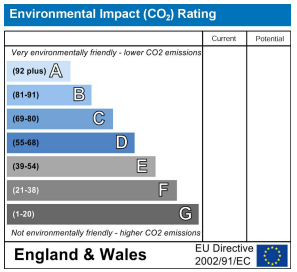


Floor 1

Approximate total area(1)
1666 ft²
154.9 m²

Reduced headroom
11 ft²
1 m²





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. Images may have been enhanced.
This property may be subject to additional management charges.

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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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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