

5 Ellesmere Drive, Shrewsbury, SY1 2QU

Shrewsbury & Country House Sales

MILLER EVANS



5 Ellesmere Drive, Shrewsbury, SY1 2QU

£350,000 Freehold

- Pleasant and quiet cul-de-sac position, close to local amenities and good schools.
- Extended, three-bedroom semi-detached home offering spacious and versatile family accommodation.
- Ground floor includes entrance porch and hall, cloakroom, dining room, family room, spacious living room and kitchen with breakfast room.
- Gas central heating, first-floor shower room with separate WC, forecourt parking and garage.
- Private, well-established rear garden with lawn and mature specimen trees.
- Conveniently situated within easy reach of the town centre, shops, restaurants, railway station and Theatre Severn .





This well appointed three bedroom semi-detached house has been thoughtfully extended at ground-floor level and provides well-proportioned and versatile accommodation.

The ground floor comprises an entrance porch and reception hall, cloakroom, dining room, family room, spacious living room overlooking the rear garden, and a kitchen with adjoining breakfast room. To the first floor are three bedrooms, together with a shower room and separate WC. The property benefits from gas central heating and double glazing. Externally, there is a forecourt providing parking and access to the reception area and garage. The front and rear gardens feature a variety of established specimen trees, including a particularly well-established magnolia tree to the front.

Situated in a pleasant and quiet cul-de-sac position, conveniently located close to a range of amenities, including highly regarded schools, while being within easy reach of the Shrewsbury town centre. The town offers a good selection of shops, restaurants and leisure facilities, together with a railway station, Theatre Severn and the Quarry Park and Dingle Gardens.




Hotpoint





ENTRANCE PORCH
3'6" x 6'7"

ENTRANCE HALL
14'10" x 6'7"

CLOAKROOM
Wash hand basin, wc

DINING ROOM
11'2" x 11'2"

FAMILY ROOM
11'6" x 10'0"

KITCHEN
11'3" x 14'3"
Fitted with a range of matching wall and bas units
Door to side

BREAKFAST ROOM
12'4" x 7'2"

LIVING ROOM
12'0" x 18'2"
Sliding doors to rear garden

From the entrance hall, staircase rises to first floor landing

BEDROOM 1
11'2" x 10'6"

BEDROOM 2
11'6" x 11'1"

BEDROOM 3
8'2" x 6'9"





SHOWER ROOM
5'5" x 5'11"
Corner shower cubicle, wash hand basin and bidet.

SEPARATE WC

GARDENS & GROUNDS

GARAGE
12'4" x 6'9"
Up and over door.

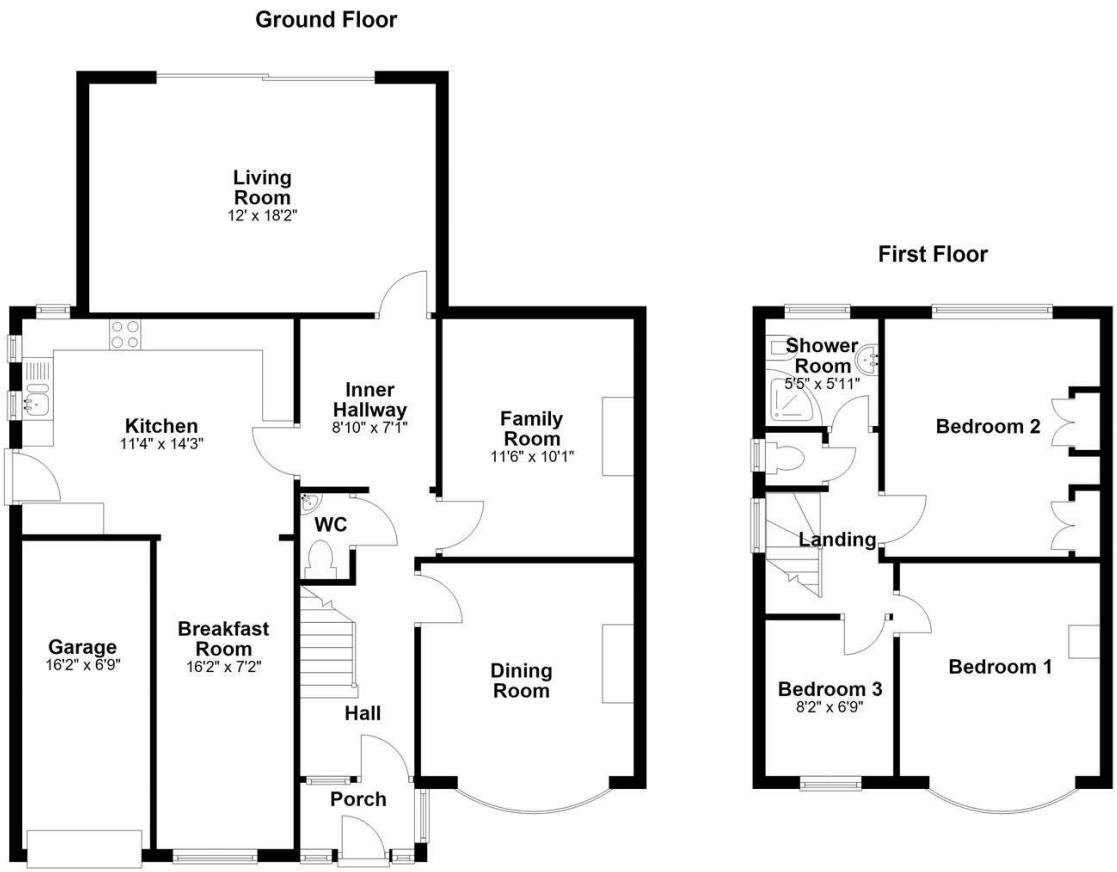
The property is approached over driveway providing ample parking and access to the garage, flanked by forecourt providing additional parking.

The private rear garden is a particularly attractive feature of the property, being of a good size, mainly laid to lawn, enclosed on all sides and neatly maintained, providing a pleasant and secluded outdoor space.



HOW TO GET THERE

The property is best approached out of Shrewsbury along Coton hill and onto Ellesmere Road. After a short distance, turn right onto Ellesmere Drive. Continue to the end, turning left, where the property will be found in the far right hand corner.



Total area: approx. 1474.4 sq. feet

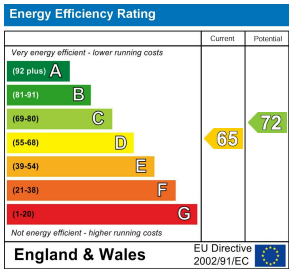
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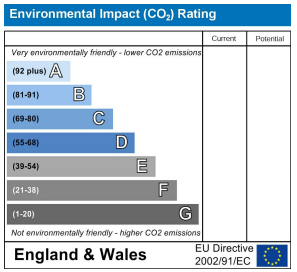
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IMPORTANT NOTICE

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

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.

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 : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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