



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

35 Westlands Road, Shrewsbury SY3 8UT

£350,000 Region

To view this property please call us on **01743 236 800** Ref: T7160/SF/AT

A well proportioned and spacious 4 bedroomed semi detached family home.

This neatly appointed, spacious 4 bedroomed family residence, boasts rooms of pleasing dimensions, benefitting from a loft conversion with an en-suite shower room, double glazed windows throughout, gas fired central heating, spacious driveway providing parking for multiple vehicles and a pleasant sized rear garden.

The property is conveniently situated in this popular and desirable residential area on the western fringe of Shrewsbury town centre, within easy reach of local amenities, excellent primary and secondary schools, the Royal Shrewsbury Hospital, frequent bus services to the town centre and links to the west midlands via the M54 motorway.



INSIDE THE PROPERTY

PORCH

2'4" x 8'4" (0.71m x 2.54m)

ENTRANCE HALL

10'6" x 6'7" (3.20m x 2.00m)

With staircase rising to the first floor landing.

KITCHEN

11'5" x 8'4" (3.48m x 2.54m)

A neatly fitted kitchen with a range of matching units and work surfaces, with a large pantry/storage cupboard beneath the stairs.

Built in dishwasher

PANTRY

6'10" x 3'2" (2.08m x 0.96m)

SITTING ROOM

14'2" x 11'2" (4.32m x 3.40m)

Leading through to the dining room.

DINING ROOM

10'5" x 11'2" (3.17m x 3.40m)

Doorway gaining access to the rear garden.

STAIRCASE rising from the ENTRANCE HALL to the FIRST FLOOR LANDING.

BEDROOM 2

13'1" x 11'4" (3.99m x 3.45m)

With a range of fitted wardrobes.

BEDROOM 3

11'6" x 11'0" (3.50m x 3.35m)

BEDROOM 4

8'8" x 8'9" (2.64m x 2.67m)

BATHROOM

6'6" x 8'6" (1.98m x 2.59m)

A neatly fitted bathroom suite comprising of a corner shower cubicle, panelled bath, pedestal wash hand basin and a separate WC on the landing

LANDING

7'7" x 8'4" (2.31m x 2.54m)

With large airing cupboard.

WC

2'6" x 5'2" (0.76m x 1.57m)

STAIRCASE rising from the FIRST FLOOR LANDING to the MASTER BEDROOM.

MASTER BEDROOM

14'6" x 12'2" (4.42m x 3.71m)

With access to the eaves storage.

EAVES

7'3" x 12'2" (2.21m x 3.71m)

With storage.

EN-SUITE

5'7" x 6'0" (1.70m x 1.83m)

Corner shower cubicle, WC low type flush and Pedestal wash hand basin.

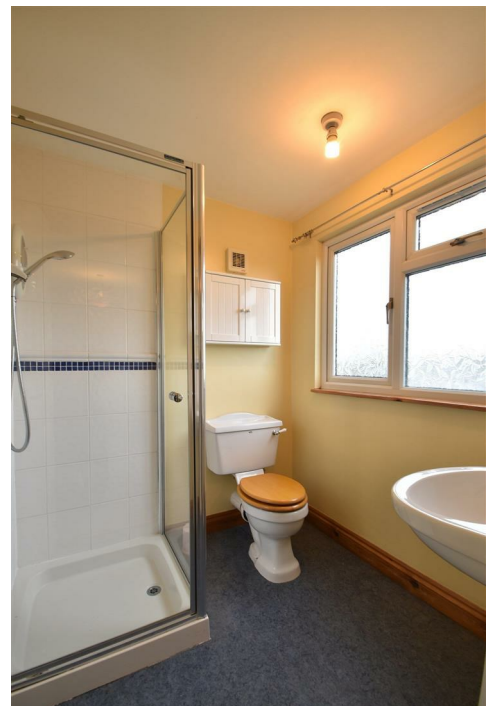
OUTSIDE THE PROPERTY

To the front the property is approached over a tarmacadam driveway, providing parking for multiple vehicles, flanked by a neatly kept front forecourt laid to lawn, with floral and shrubbery borders.

There is recently replaced closely boarded wooden fencing leading down the drive with gated access to the rear garden.

The rear garden is well maintained and mainly laid to lawn with a paved patio, dining area and large garden store. The whole enclosed by closely boarded wooden fencing.



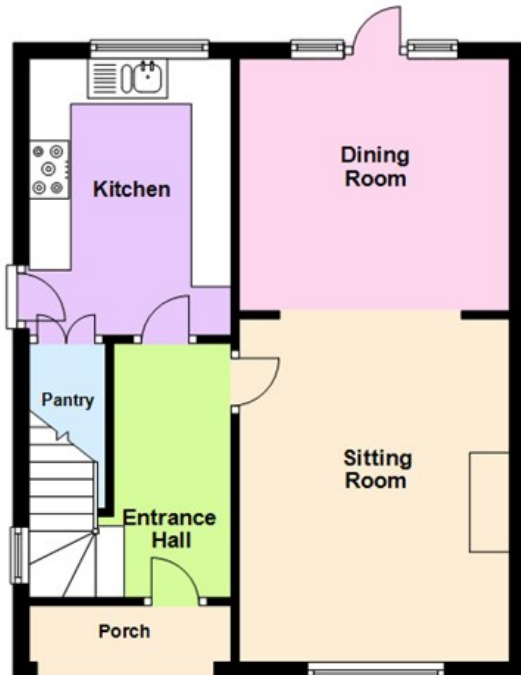




FLOOR PLANS ...

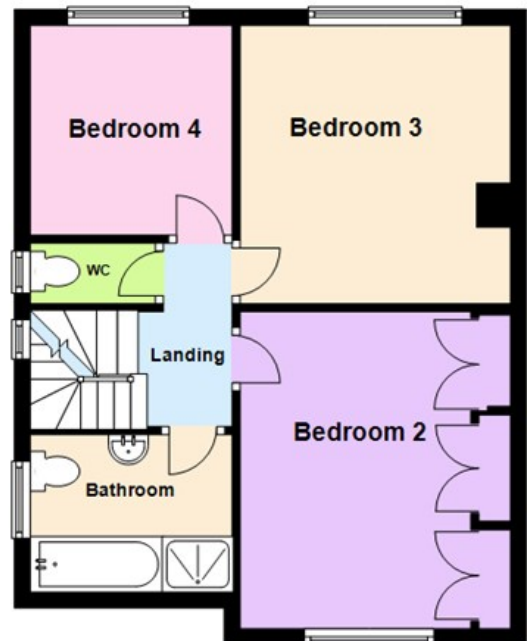
Ground Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



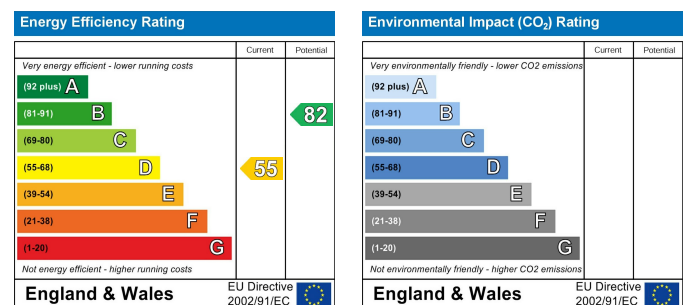
Total area: approx. 124.2 sq. metres (1336.6 sq. feet)

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, over the welsh bridge to the Frankwell Island, taking the first exit onto Copthorne road, proceeding the full length of Copthorne road to the Mytton Oak Island, continuing over the island onto Mytton Oak Road, eventually turning right into Swiss Farm road, proceeding along Swiss Farm road and turning left onto Westlands road, where the property is situated on the left 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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