



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 High Ridge Way, Shrewsbury, SY3 6DJ

£600,000 Region

To view this property please call us on **01743 236 800** Ref: T7396/SL/KQ

A much loved, spacious four bedroom detached house.

This spacious four bedroom detached family house has well planned accommodation briefly comprising; entrance hall, cloakroom, living room, study, dining room, conservatory, kitchen, family room and utility to the ground floor. Master bedroom with large en suite shower room, three further bedrooms and bathroom to the first floor. Double garage and parking. Enclosed rear garden. The accommodation benefits from gas fired central heating.

A particular feature of this property is the extensive rear garden, which is well stocked and enclosed, part of which could provide scope to extend and improve the accommodation if required. The property benefits from gas fired central heating.



INSIDE THE PROPERTY

RECESSED PORCH

Quarry tiled floor

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

16'7" x 14'1" (5.05m x 4.29m)

Adam style fireplace with coal effect gas fire

Window to the front

Archway to:

STUDY

10'10" x 10'1" (3.30m x 3.07m)

Window to the side

DINING ROOM

14'6" x 9'8" (4.42m x 2.95m)

Double glazed French doors to:

CONSERVATORY

15'6" x 12'0" (4.72m x 3.66m)

PVCu and brick construction

French doors to rear garden

KITCHEN

12'11" x 9'8" (3.94m x 2.95m)

Range of contemporary cream Shaker style units with under lighting and worksurface over

Integrated double electric oven with four ring gas hob and fitted extractor hood

Dishwasher, space for American style fridge freezer

Cupboard housing Worcester gas fired central heating boiler

Window overlooking rear garden

FAMILY ROOM

14'2" x 9'05" (4.32m x 2.87m)

Patio doors leading to rear garden

Window to the front

Built in display units

UTILITY ROOM

9'8" x 6'5" (2.95m x 1.96m)

Matching units with worktop and sink unit

Plumbing for washing machine and dryer

Window to the front

Door to side

STAIRCASE from entrance hall rising to FIRST FLOOR
LANDING with built in airing cupboard and access to partly boarded roof space.

MASTER BEDROOM

16'7" x 10'0" (5.05m x 3.05m)

Built in wardrobe with mirror fronted sliding doors

Windows to the front

EN SUITE SHOWER ROOM

10'11" x 10'10" (3.33m x 3.30m)

Four piece suite comprising;

Shower cubicle,

Wash hand basin, wc and bidet

Window to the front

BEDROOM 2

Built in wardrobe with sliding mirror fronted doors

Window overlooking rear garden

BEDROOM 3

Window overlooking rear garden

BEDROOM 4

Window to the rear

BATHROOM

Panelled bath with electric shower unit over

Wash hand basin, wc

Fully tiled walls

OUTSIDE THE PROPERTY

DOUBLE GARAGE

17'3" x 16'8" (5.26m x 5.08m)

Power and lighting

Electric door and manual door

To the front the property is divided from the road by block paved driveway providing parking, flanked by lawn with inset shrubs. Gated access to the side. Sensor lighting.

Extensive REAR GARDEN laid to lawn with large patio area, shrub beds and borders and a variety of fruit trees. Cold water tap. External lighting points. Sensor lighting. Timber shed. The garden offers a great degree of privacy and is bordered to the rear by a brook.

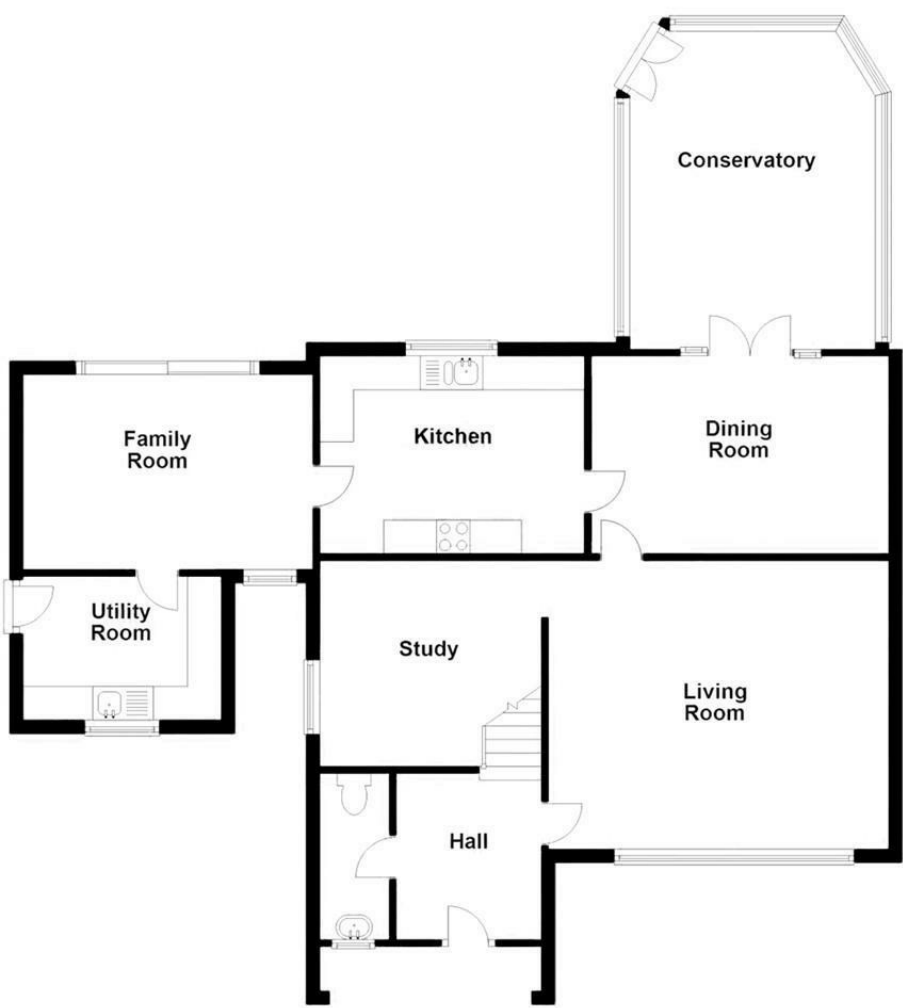




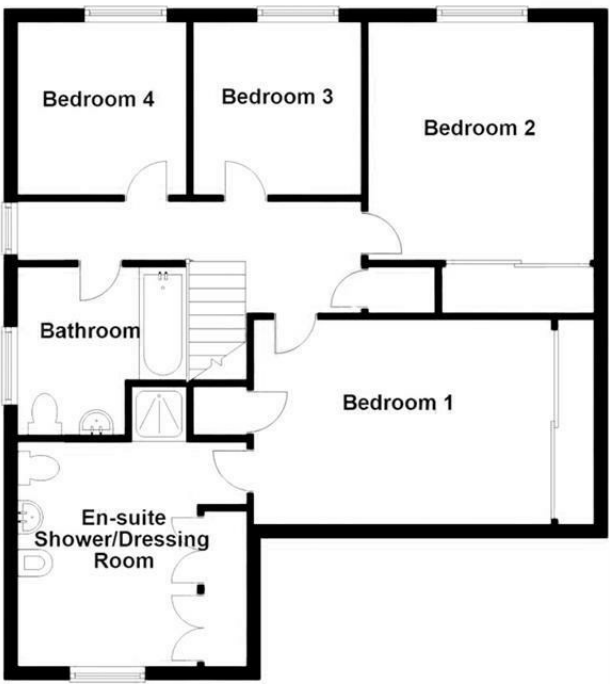


FLOOR PLANS ...

Ground Floor



First Floor



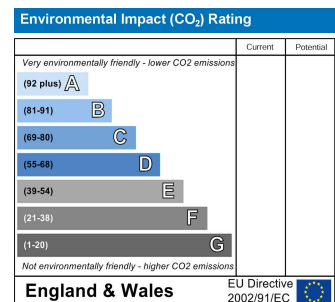
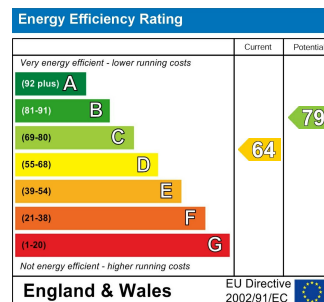
Total area: approx. 176.4 sq. metres (1898.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. At the mini-island, turn left into Bank Farm Road. Continue for some distance, eventually turning left into Torrin Drive. Continue for some distance turning left into High Ridge Way, where the property will be found.

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

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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