



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Plot 63, Ryton, Mytton Oak Manor, Shrewsbury, SY3
5RT**

**Offers in the Region
of £485,000**

To view this property please call us on **01743 236 800** Ref:

The Ryton is a magnificent four-bedroom detached home. As you enter, a grand hallway beckons you into the spacious living room, adorned with a beautiful bay window. The open-plan kitchen/dining/family room features French doors leading out to the private garden. A utility room, conveniently situated off the kitchen, provides additional storage and practicality and the downstairs WC ensures convenience.

Moving upstairs, the Ryton boasts four well-appointed bedrooms. The principal suite, bedroom one, is complete with built-in wardrobes and an en-suite bathroom. Bedrooms two and three provide plenty of space, making them ideal guest or teenager rooms. Bedroom four is perfectly suited as a children's room or a functional home office.

A single integral garage and a large driveway ensure ample room for multiple vehicles, as well as benefitting from an EV charging point.

* The pictures used are of the same house type but are not plot specific.



FLOOR PLANS



ENTRANCE HALL

LIVING ROOM

15'2" x 11'0" (4.62m x 3.35m)

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

20'7" x 11'7" (6.27m x 3.53m)

UTILITY ROOM

CLOAKROOM

Wash hand basin, wc

Staircase rising to first floor landing

MASTER BEDROOM

15'2" x 10'0" (4.62m x 3.05m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

12'3" x 8'11" (3.73m x 2.72m)

BEDROOM 3

11'9" x 8'3" (3.58m x 2.51m)

BEDROOM 4

9'7" x 9'0" (2.92m x 2.74m)

INTEGRATED GARAGE



HOW TO FIND THIS PROPERTY

What3words: <https://w3w.co/spare.kidney.portfolio>



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

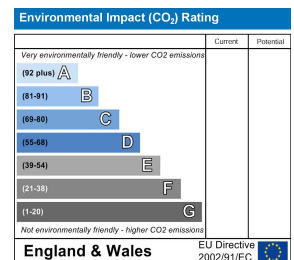
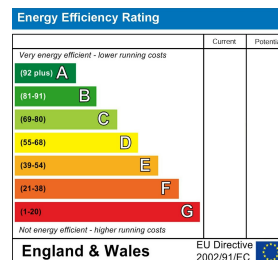
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band:

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. Images may have been enhanced.

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.

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