



16 New College Road, Shrewsbury, SY2 6PU

Shrewsbury & Country House Sales

**MILLER
EVANS**



16 New College Road, Shrewsbury, SY2 6PU

£540,000

Freehold

- Individual four-bedroom detached family residence in a desirable cul-de-sac setting
- Conveniently located for schools, local amenities, bus services and M54 access to the West Midlands
- Spacious through living room featuring an inset log-burning stove
- Separate dining room, fitted kitchen with breakfast area and adjoining utility room
- Four generously proportioned bedrooms with a well-appointed family bathroom
- Mature, well-stocked gardens with a forecourt and in-and-out driveway providing ample parking; garage



A distinguished four-bedroom detached family residence occupying an enviable cul-de-sac position within a sought-after residential area, conveniently situated close to highly regarded schools, local amenities, regular bus services to the town centre and offering excellent access to the M54 motorway network and the West Midlands beyond.

The property has been exceptionally well maintained and enjoys a mature, beautifully stocked rear garden which provides an attractive and private setting. To the front, a well-kept forecourt with an in-and-out driveway affords ample off-road parking and enhances the property's impressive kerb appeal.

The spacious accommodation briefly comprises an elegant entrance hall, substantial through living room with inset log-burning stove, separate dining room, fitted kitchen with breakfast area and adjoining utility room. To the first floor are four generously proportioned bedrooms together with a well-appointed family bathroom.

This is an excellent opportunity to acquire a substantial family home in a desirable and well-established location.







ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

23'9" x 13'10"

A through room with window to the front and double doors to the rear garden.

DINING ROOM

13'7" x 10'3"

KITCHEN / BREAKFAST ROOM

9'10" x 18'6"

UTILITY

5'0" x 6'5"

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with access to the eaves.



BEDROOM 1

11'10" x 13'5"

Two built in wardrobes

BEDROOM 2

11'8" x 9'11"

Built in wardrobe

BEDROOM 3

11'8" x 8'6"

Built in wardrobe

BEDROOM 4

8'6" x 8'10"

BATHROOM

Panelled bath, shower cubicle, wash hand basin, wc

GARDENS AND GROUNDS

GARAGE



