



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

54 Mytton Oak Road, Shrewsbury SY3 8UH

£485,000 Region

To view this property please call us on **01743 236 800** Ref: T8019/SL/lrd

A truly immaculate, much improved and extended 3 bedroom semi-detached family house, presented throughout to an exacting standard and situated in a highly desirable and particularly sought after residential area.

This immaculate residence provides spacious and well planned accommodation. The overall aesthetic is contemporary with a spacious kitchen, dining and family room to the rear, which seamlessly merges indoor comfort with outdoor living, thanks to the large aluminium framed bi-fold doors. The bi-fold doors are a centre piece of this room and when open, they extend the living space to the outdoors and make the property ideal for al fresco dining and family gatherings.

To the first floor, there are three attractive bedrooms and a luxuriously appointed family bathroom. The whole property is presented throughout to an exacting standard and benefits from gas fired central heating and double glazing.

In addition to the principal accommodation, there is a particularly well appointed Garden Room, providing additional accommodation and is ideal for use as a home office, consultation room, therapy room etc., as well as providing a fantastic entertaining space.

The property is well placed in this popular and much sought after residential area, close to excellent schools in both the state and public sector, local shops, the Royal Shrewsbury Hospital, frequent bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn, the Quarry Park and Dingle Gardens and the Shrewsbury Railway Station. The property is also ideally placed within easy reach of the Shrewsbury bypass which allows access onto the M54 motorway link leading to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Panelled and part glazed door with decorative leaded lights with matching side screens to:

ENTRANCE HALL

Decorative tiled floor
Understairs store cupboard

LIVING ROOM

10'10" x 11'5" (3.30m x 3.48m)

A pleasant room with bow window overlooking the GARDEN and formal reception area to the front
Feature fireplace flanked on both sides by built-in storage cabinets and display shelving

OPEN PLAN LIVING AREA

25'4" x 19'1" (7.73m x 5.81m)

Superb open plan kitchen/living/dining area

The living area is well appointed with a media wall extending the full length of the room and incorporates TV and media connections, built-in storage cabinets and a range of fitted display shelving

This area seamlessly connects to a further spacious dining area and kitchen fitted with a range of attractive modern units with integrated appliances, bi-fold doors opening onto the neatly kept GARDEN with extensive terrace and lawns

CLOAKROOM / BOOT ROOM

Fitted with a range of bespoke built-in storage cupboards
Recess with space for hanging coats etc
Panelled door providing access to the GARDEN

SEPARATE WC

Wash hand basin and low flush WC

From the entrance hall, STAIRCASE with handrail and balustrade rises to FIRST FLOOR LANDING

BEDROOM 1

10'4" x 11'0" (3.14m x 3.35m)

Bow window to the front

Built-in wardrobe with sliding panelled doors extending the width of one wall

BEDROOM 2

11'5" x 11'0" (3.48m x 3.35m)

Window overlooking the rear garden

BEDROOM 3

7'4" x 8'5" (2.24m x 2.57m)

Window to the front

FAMILY BATHROOM

Luxuriously appointed bathroom with a large bath, set into a tiled surround

Large walk in shower

Wash hand basin with under cupboard and low flush WC

OUTSIDE THE PROPERTY

CONTEMPORARY GARDEN ROOM

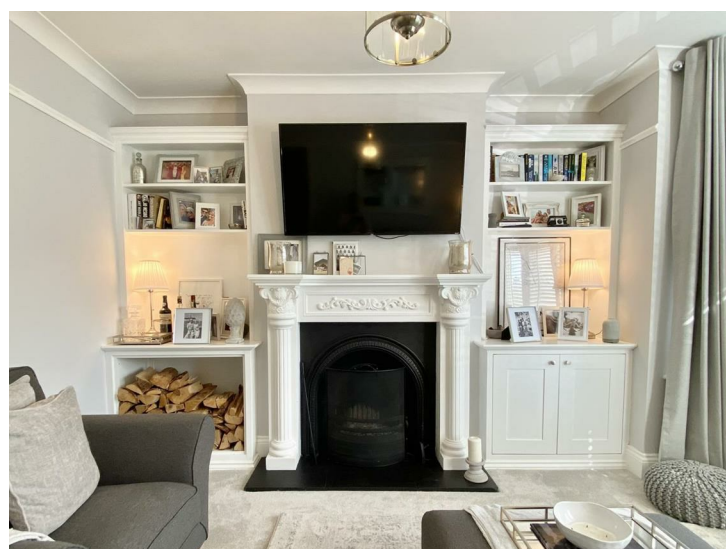
Provides an ideal space for a home office, consultation room, or entertaining space

Fully insulated, with power supply and lighting

To the front, the property is divided from the road by an established hedge and approached over a spacious Tarmac drive and forecourt which provides parking and serves the formal reception area. There is an area laid to lawn with a shrubby border.

To the rear, there is a well maintained, neatly kept and good sized garden with an extensive paved patio and terrace, extensive pleasure lawn, the whole well enclosed on all sides.



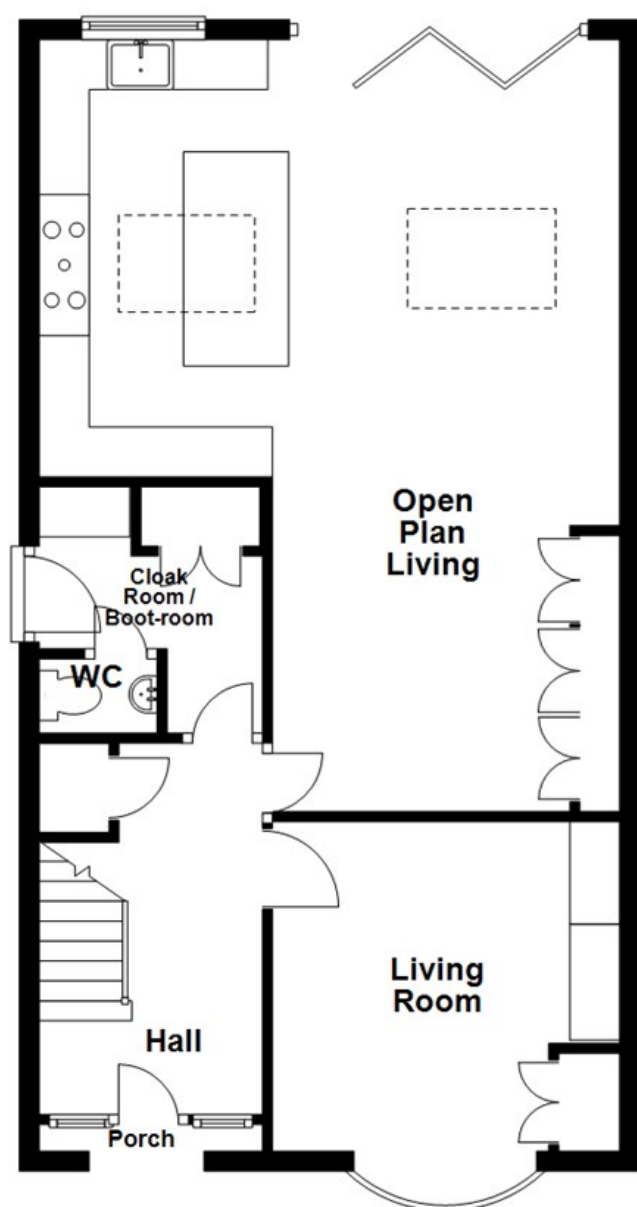




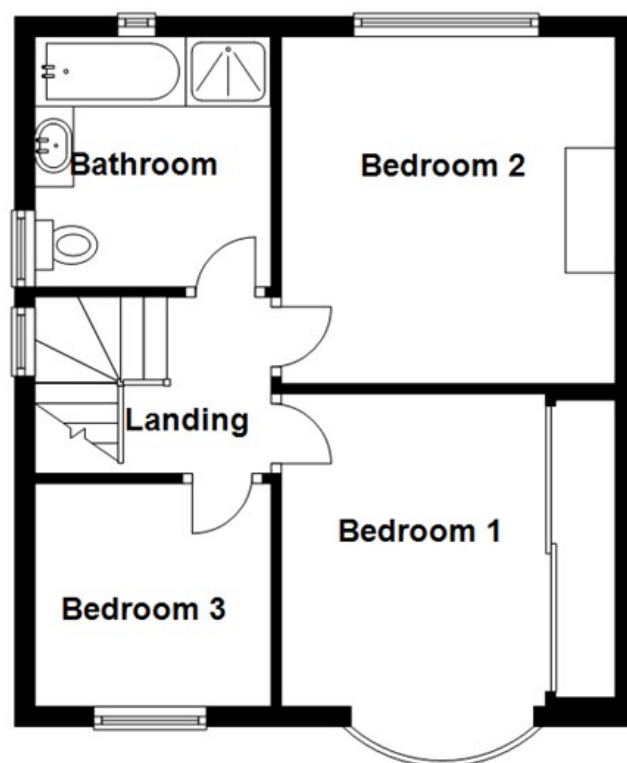


FLOOR PLANS ...

Ground Floor



First Floor



Contemporary Garden Room



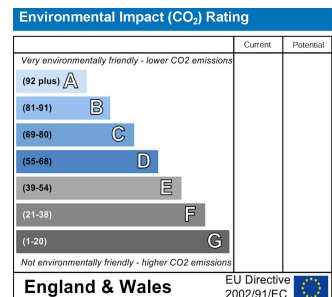
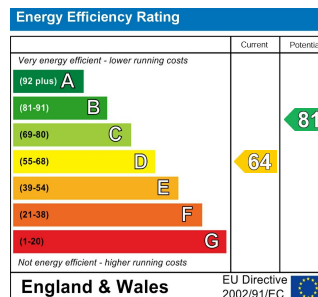
Total area: approx. 1303.8 sq. feet

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. Take the first exit into Copthorne Road. Continue following Copthorne Road to the Mytton Oak traffic island and take the second exit into Mytton Oak Road. Continue for a further distance where the property will be found on the right 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

Council Tax Band: C

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.

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