



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**15 Ebinal Road, Shrewsbury, SY2 6PW**

**Offers in the Region  
of £470,000**

To view this property please call us on **01743 236 800** Ref: T8094/SL/KQ

# A mature, detached family home, situated in a highly sought after and popular residential area.

This mature detached family home boasts spacious accommodation arranged over well proportioned rooms. The property has been much loved and well maintained, but would benefit from some sympathetic modernisation. The gardens are a particular feature and have been thoughtfully landscaped.

The property is conveniently located in this popular and sought after residential area, close to highly regarded schools and amenities and transport links including the M54 link to the West Midlands.



## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

14'0" x 12'0" (4.27m x 3.65m)

Bow window to the front

### DINING ROOM

13'0" x 12'0" (3.96m x 3.65m)

Door to garden

### BREAKFAST ROOM

11'3" x 8'6" (3.44m x 2.59m)

### KITCHEN

9'7" x 8'6" (2.92m x 2.59m)

Fitted with a range of matching wall and base units

Door to car port

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING

### BEDROOM 1

13'10" x 12'0" (4.22m x 3.65m)

Built in wardrobes

### BEDROOM 2

13'0" x 12'0" (3.96m x 3.65m)

Built in wardrobes

### BEDROOM 3

6'2" x 8'6" (1.88m x 2.59m)

## BEDROOM 4

9'7" x 8'6" (2.92m x 2.59m)

## BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### CAR PORT

### GARAGE

To the front the property is divided from the road by an ornamental wall and approached over a tarmacadam drive with a neatly kept forecourt which is laid to lawn. Double wooden gates allow access over a further hardstanding serving the garage, with a gateway to the rear garden.

Generous, well established REAR GARDEN which is laid predominantly to lawn with ornamental pond, terraced areas providing an ideal environment for entertaining, relaxation and family enjoyment. There is further scope for extension, or redevelopment (Subject to any necessary planning consents), allowing the property to be tailored to individual requirements.



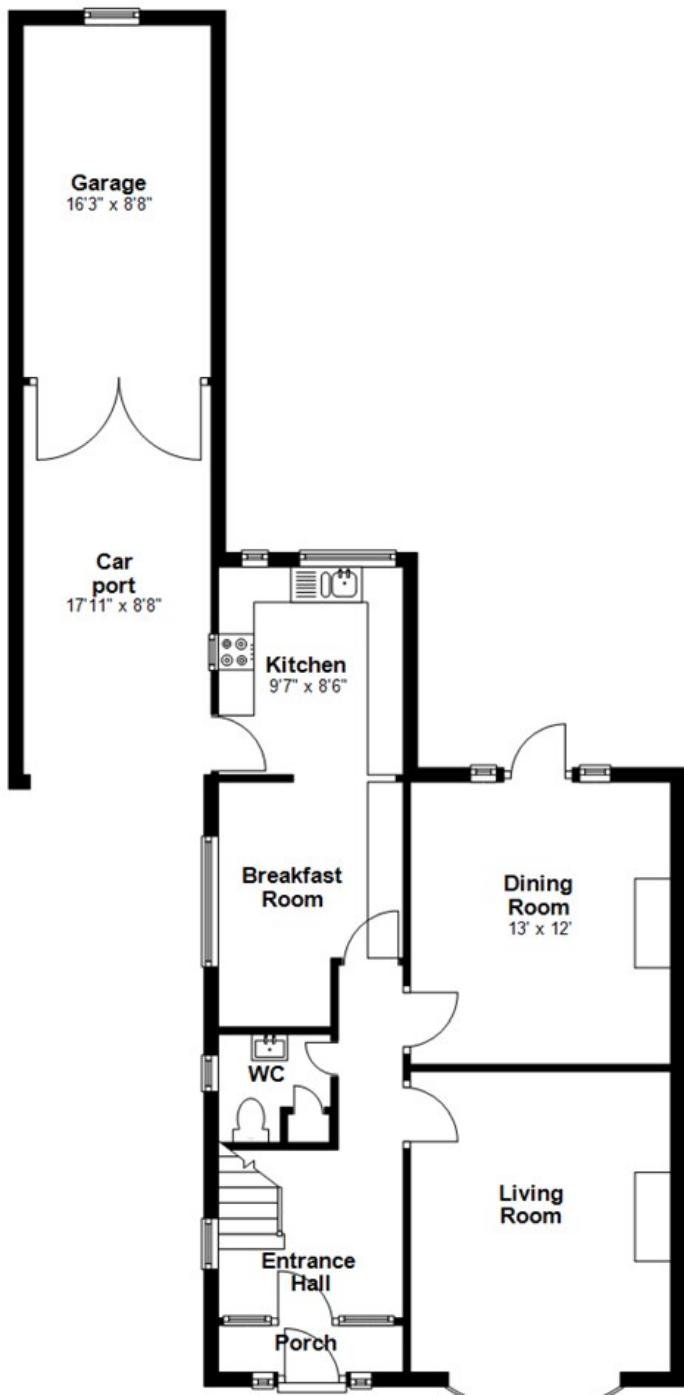




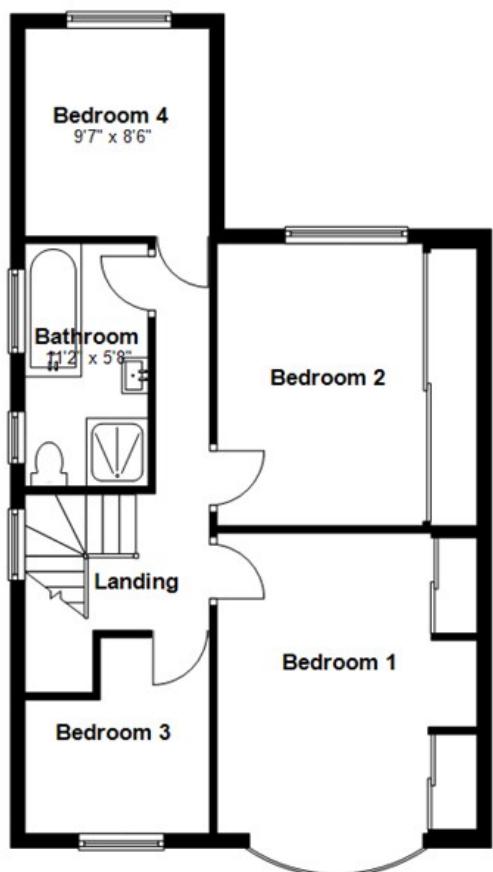


## FLOOR PLANS ...

**Ground Floor**



**First Floor**

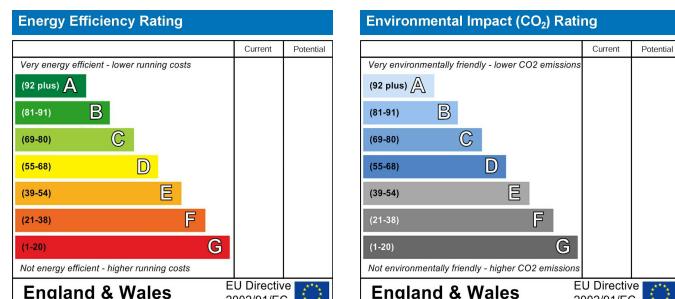


Total area: approx. 1576.4 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

# 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

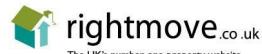
## LOCAL AUTHORITIES

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.

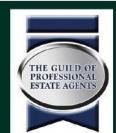
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