



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Jancey Close, Shrewsbury, SY2 6JH

**Offers in the Region
of £400,000**

To view this property please call us on **01743 236 800** Ref: T8076/SL/lrd

A recently constructed, detached, 4 bedroom family home, benefiting from high quality, post construction upgrades, situated in an enviable position on this conveniently placed residential development.

The property is presented throughout to an exacting standard, to provide well planned and well proportioned accommodation, with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing. The accommodation briefly comprises: entrance porch, entrance hall, cloakroom, living room, kitchen/dining room, master bedroom with en-suite shower room, three further bedrooms, 'Jack & Jill' shower room and family bathroom. Single garage, driveway parking and garden to the front, garden and patio area to the rear.

Occupying an enviable cul-de-sac position on this conveniently placed residential development, close to retail and leisure facilities, such as the large Meole Brace retail park with supermarkets and high street brands, cafes and restaurants. The property is also well placed within reach of the county town of Shrewsbury with its many fashionable bars, restaurants, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railway station. The property is also well placed within easy reach of the Shrewsbury bypass and M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE CANOPY

Panelled door to:

ENTRANCE HALL

CLOAKROOM/WC

Wash hand basin and low flush wc

LIVING ROOM

18'5" x 10'6" (5.61m x 3.20m)

A pleasant room with large bay window overlooking the garden and the formal reception area to the front

KITCHEN / DINING ROOM

10'0" x 26'8" (3.05m x 8.13m)

Spacious kitchen/dining room

The kitchen is fitted with a range of modern, matching units and incorporates a range of integrated appliances

Dining area with glazed French doors opening to a glazed veranda and allowing access to the garden

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

MASTER BEDROOM

14'6" x 10'6" (4.42m x 3.20m)

Window to the front

EN SUITE SHOWER ROOM

Large walk-in shower

Wash hand basin and low flush wc

BEDROOM 2

10'5" x 6'7" (3.17m x 2.00m)

BEDROOM 3

9'8" x 8'9" (2.95m x 2.66m)

JACK AND JILL SHOWER ROOM

Benefitting bedrooms 2 & 3

Walk-in shower, wash hand basin and low flush wc

BEDROOM 4

9'2" x 11'0" (2.79m x 3.35m)

FAMILY BATHROOM

Modern panelled bath with shower screen

Wash hand basin and low flush wc

OUTSIDE THE PROPERTY

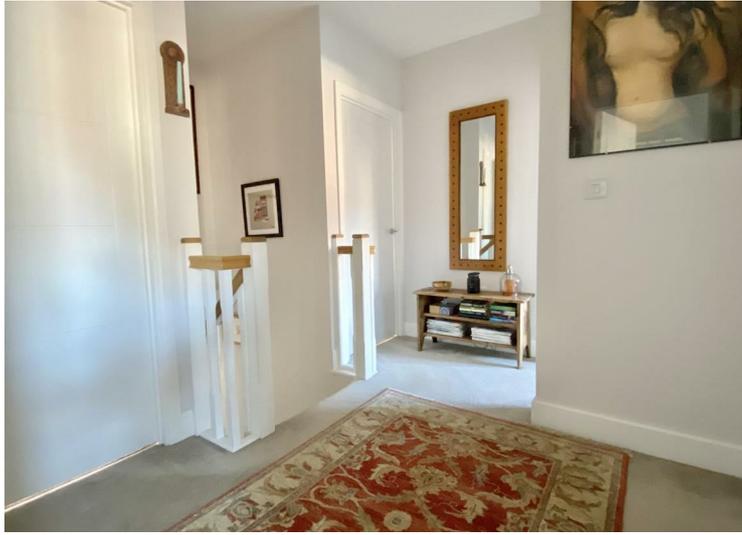
INTEGRAL SINGLE GARAGE

18'1" x 8'9" (5.51m x 2.67m)

To the front, the property is approached over a shared drive with a tegular paved forecourt, providing ample parking space, and serving the GARAGE and the formal reception area. The garden to the front is neatly kept and laid to lawn with a shrubbery display.

To the rear, there is a neatly kept garden with a paved patio and terrace with a glazed veranda, ideal for entertaining and al fresco dining. The garden is laid predominantly to lawn intersected by a variety of established trees and shrubs and to the side, a further hard standing with garden store, the whole well enclosed by closely boarded wooden fencing.



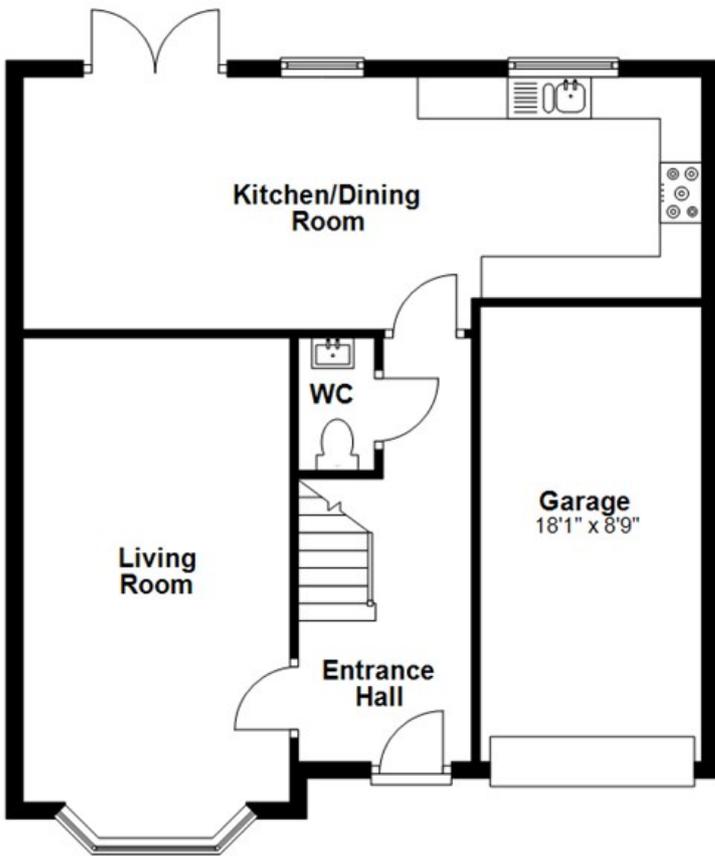




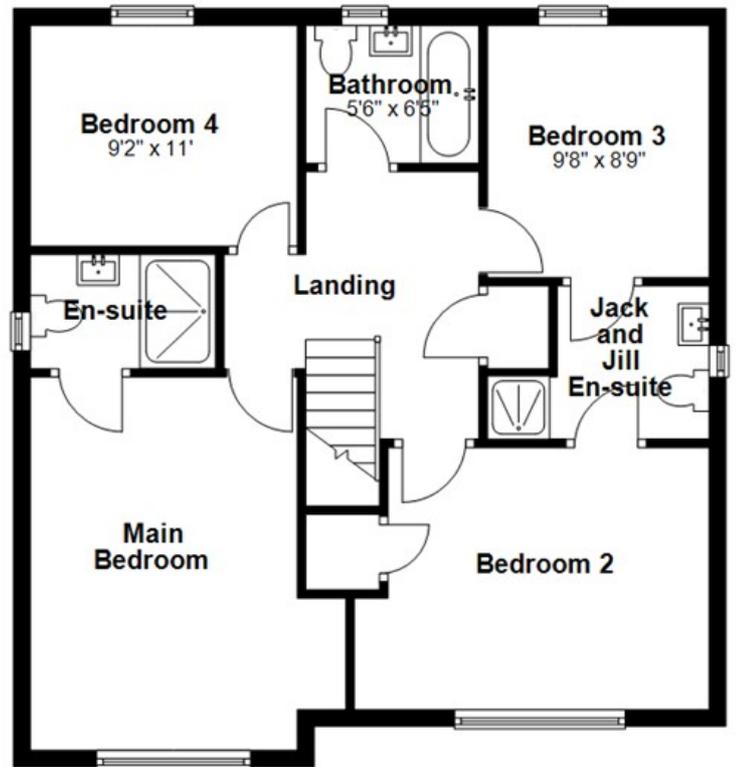


FLOOR PLANS ...

Ground Floor



First Floor



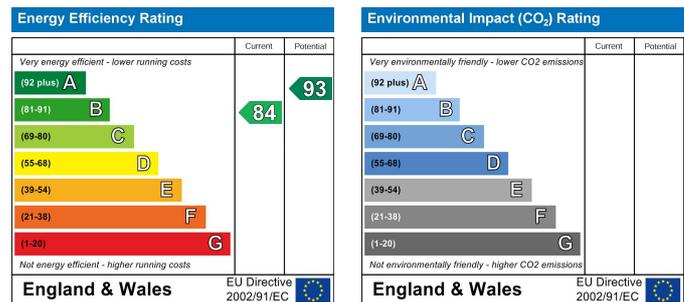
Total area: approx. 1485.4 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached from the Meole Brace Island, along the Oteley Road. Continue for some distance eventually turning right into Hendrick Crescent. Continue for a further distance, eventually turning right into Jancey Close 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: 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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones