



1 Bank Drive West, Shrewsbury, SY3 9DJ

Shrewsbury & Country House Sales

**MILLER
EVANS**



1 Bank Drive West, Shrewsbury, SY3 9DJ

£750,000

Freehold

- Superior four bedroom detached family home
- Beautifully presented accommodation arranged over three floors
- Sitting room, dining room, study, utility and cloakroom
- Impressive open-plan kitchen/family room with bi-folding doors to the garden
- Three bedrooms and bathroom to the first floor
- 4th bedroom with en suite shower room to the second floor
- Beautifully manicured south west facing gardens
- Forecourt providing ample parking
- Sought after cul-de-sac location



This superior four bedroom detached family home is beautifully presented throughout, and has been thoughtfully improved and extended to provide spacious and well-planned family accommodation. The ground floor comprises a welcoming reception hall, generous sitting room, formal dining room, study, and an impressive open-plan kitchen/family room. The well-appointed kitchen features a range of integrated appliances together with a large central island unit, creating an ideal space for modern family living and entertaining. Doors open directly onto the rear garden, while a useful utility room adjoins the kitchen area. To the first floor are three well-proportioned bedrooms and a luxurious family bathroom. The second floor provides an excellent fourth bedroom suite, complete with an en-suite shower room. Beautifully manicured gardens and forecourt providing ample parking. Further benefits include gas-fired central heating and double glazing throughout.

The property occupies an enviable cul-de-sac position within this highly sought-after and convenient residential location on the western side of Shrewsbury and is ideally situated close to a wide range of excellent amenities, including highly regarded schools, the Royal Shrewsbury Hospital, local shops, recreational facilities, and provides easy access to the Shrewsbury bypass and M54 motorway network, linking to the West Midlands.







SPACIOUS AND ATTRACTIVE ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

15'1" x 11'10"

Glazed French doors opening onto the garden.

DINING ROOM

12'4" x 15'5"

Bay window with door opening to the rear garden.

IMPRESSIVE OPEN-PLAN KITCHEN / FAMILY ROOM

24'8" x 6'6"

Fitted with a range of matching wall and base units with integrated appliances and central island unit

Sky lantern, Bi-folding doors to the garden

UTILITY ROOM

7'3" x 6'11"

STUDY

8'11" x 6'11"



From the entrance hall, a **STAIRCASE** rises to a **FIRST FLOOR LANDING**

BEDROOM 1

15'5" x 11'10"

BEDROOM 2

12'0" x 14'2"

BEDROOM 3

7'11" x 9'10"

LUXURIOUSLY APPOINTED BATHROOM

Panelled bath with with shower over, wash hand basin, wc

From the first floor landing, there is an inner landing with a **STAIRCASE** rising to:

BEDROOM 4

4'4" x 12'10"

EN-SUITE SHOWER ROOM

Shower cubicle, wash hand basin, wc



GARDENS AND GROUNDS

GARAGE

The beautifully manicured gardens are a particular feature of the property. Attractively landscaped to take full advantage of the south-west facing aspect, the gardens are predominantly laid to lawn and incorporate a number of private seating and entertaining areas. The gardens are well enclosed, offering a high degree of privacy.

To the front, a large, gravelled forecourt provides ample off-road parking and serves the formal reception entrance.

HOW TO GET THERE

The property is best approached along Roman Road to the Longden Island. Turn right into Longden Road. Continue past the Priory School on the right hand side and turn right into Bank Drive and second left into Bank Drive West. Continue to the end of the road where the property will be found on the left hand side.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

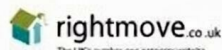
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

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