



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

14 Tindale Place, Redwood Park, Shrewsbury, SY3 5PQ £325,000 Region

To view this property please call us on **01743 236 800** Ref: T6913/SF/KQ

An immaculately presented and well appointed, four bedroom, detached family residence.

ON LINE VIEWING -This well appointed and well maintained, four bedroom detached family residence has been decorated to a high standard with the benefits of gas fired central heating and double glazing. There is also an attractive south facing rear garden.

The property is conveniently situated on the western fringe of the town, close to excellent local amenities, including shops and schools and The Royal Shrewsbury Hospital, while also being well placed for access to the M54 and West Midlands.



INSIDE THE PROPERTY

CLOAKROOM

5'0" x 2'5" (1.52m x 0.74m)
Wash hand basin, wc

KITCHEN

12'1" x 8'2" (3.68m x 2.49m)
Range of matching modern units with integrated appliances

UTILITY

5'1" x 8'2" (1.55m x 2.49m)
Range of matching units
Space for washing machine

LOUNGE

14'2" x 11'3" (excl bay) (4.32m x 3.45m (excl bay))

DINING ROOM

9'0" x 8'2" (2.74m x 2.49m)

CONSERVATORY

10'7" x 9'1" (3.23m x 2.77m)

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

10'11" x 9'4" (excl wardrobe) (3.35m x 2.87m (excl
wardrobe))
Built in double wardrobe

EN SUITE SHOWER ROOM

4'8" x 6'6" (1.42m x 1.98m)
Shower cubicle
Wash hand basin, wc

BEDROOM 2

10'11" x 7'10" (excl wardrobe) (3.35m x 2.41m (excl
wardrobe))
Built in double wardrobe

BEDROOM 3

8'6" x 7'10" (excl wardrobe) (2.59m x 2.39m (excl
wardrobe))
Built in double wardrobe

BEDROOM 4

8'7" x 7'3" (2.62m x 2.21m)

BATHROOM
8'7" x 6'8" (2.62m x 2.03m)
Modern white suite comprising;
Panelled bath with shower over
Wash hand basin, wc
Built in store cupboard housing boiler.

OUTSIDE THE PROPERTY

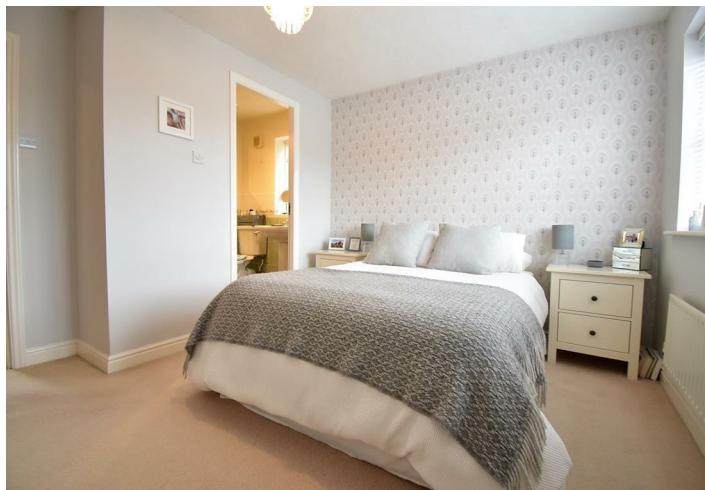
INTEGRAL GARAGE

16'4" x 7'8" (4.98m x 2.34m)

The property is approached over a double width tarmacadam driveway flanked by an attractive front garden, mainly laid to lawn with floral and shrubbery borders. Paved pathway and gated access to the side, leading to the rear garden.

There is a neatly landscaped, south facing REAR GARDEN mainly laid to lawn with floral and shrubbery borders, including specimen trees. The whole enclosed by closely boarded wooden fencing.







FLOOR PLANS ...

Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



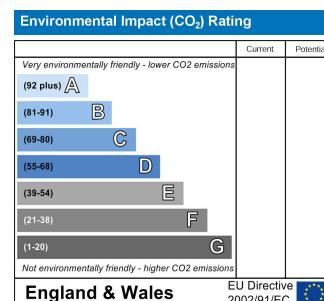
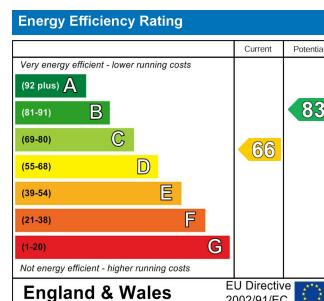
Total area: approx. 115.3 sq. metres (1241.5 sq. feet)

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 second exit onto The Mount. Proceed the full length of The Mount, turning right at the traffic lights, then bearing left onto Welshpool Road. At the island, take the first exit onto Somerby Drive. Proceed a short distance, turning left into Napoleon Drive. Take the last right into Tindale Place, where the property will be found at the end of the cul-de-sac.

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

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:



The UK's number one property website

Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
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