



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

178 London Road, Shrewsbury, SY2 6PS

£650,000 Region

To view this property please call us on **01743 236 800** Ref: T6911/SL/KQ

An exceptionally well appointed, much improved, superior, detached five bedroom family residence, set in an extensive and established garden.

ONLINE VIEWING - This much improved, detached, five bedroom property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property benefits from full oil fired central heating and double glazing.

The property is situated on the eastern fringe of the town, well placed within easy reach of excellent amenities, including local schools, shops, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass allowing access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

5'8" x 2'4" (1.73m x 0.71m)
Wash hand basin, wc

DINING ROOM

18'9" x 15'2" (5.71m x 4.62m)

BREAKFAST KITCHEN

8'7" x 21'8" (2.62m x 6.60m)

UTILITY

5'9" x 13'8" (1.75m x 4.17m)

LOUNGE

17'11" x 14'8" (5.46m x 4.47m)

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

MASTER BEDROOM

12'9" x 14'8" (3.89m x 4.47m)

EN SUITE SHOWER ROOM

BEDROOM 2

11'7" x 14'11" (3.53m x 4.55m)

BEDROOM 3

11'6" x 8'9" (3.50m x 2.67m)

BEDROOM 4

8'7" x 12'8" (2.62m x 3.86m)

BEDROOM 5

11'8" x 8'7" (3.56m x 2.62m)
Window to rear, door to:

BATHROOM

5'8" x 8'7" (1.73m x 2.62m)

OUTSIDE THE PROPERTY

GARAGE

28'3" x 10'6" (8.61m x 3.20m)

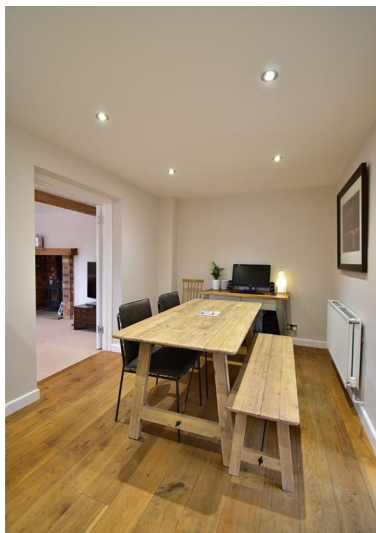
HOME OFFICE / GYM

14'11" x 10'6" (4.55m x 3.20m)

The property is set back and approached from the road over a tegula paved drive and forecourt, with a further gravelled hardstanding, the whole providing ample parking and turning space for guest cars and also serving the formal reception area and the garage to the side.

There is a particularly attractive and good sized REAR GARDEN with a gravelled and paved patio and terrace, extensive, neatly kept formal lawn beyond which there is a further extensive area of garden, planted with a wealth of established specimen trees and shrubs, affording the garden considerable seclusion and privacy. Pathways through the woodland serve seating and entertaining areas. The whole being secured and enclosed on all sides by well maintained fencing.









FLOOR PLANS ...

Ground Floor

Approx. 91.8 sq. metres (987.6 sq. feet)



First Floor

Approx. 87.4 sq. metres (940.5 sq. feet)

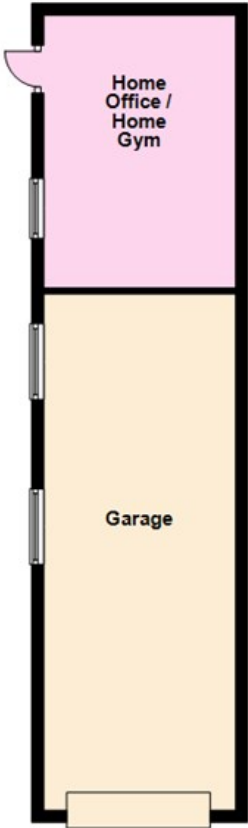


Total area: approx. 221.6 sq. metres (2384.8 sq. feet)

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

Garage

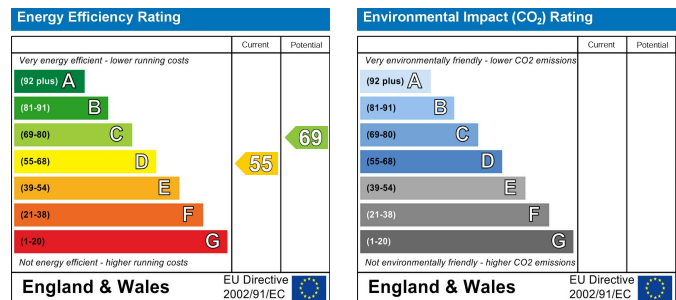
Approx. 42.4 sq. metres (456.6 sq. feet)



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column island, taking the second exit into London Road. Continue along London Road for some distance, passing the college on the left hand side and after a further distance, the property will be found, set back from the road on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

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

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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