



**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.





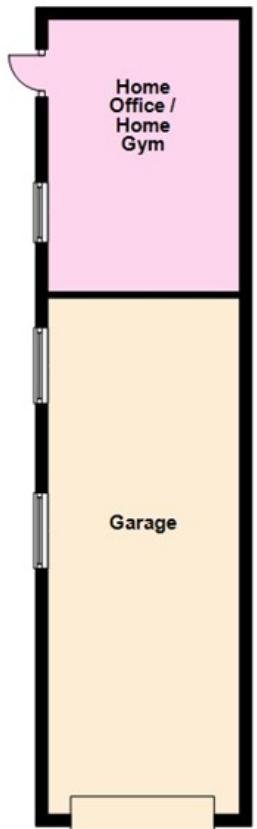




FLOOR PLANS ...



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



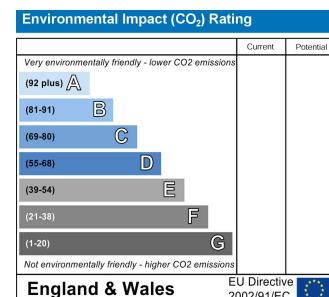
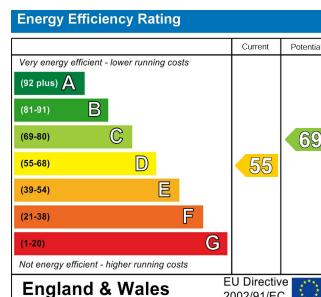
Total area: approx. 221.6 sq. metres (2384.8 sq. feet)

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

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

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

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4 The Square, Church Stretton SY6 6DA
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