



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Ryelands, Shrewsbury, SY3 9BZ

£465,000 Region

To view this property please call us on **01743 236 800** Ref: T7676/SL/KQ

A superior, detached, four bedroom family residence situated in a highly desirable cul-de-sac.

This much loved four bedroom detached family house, provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout and benefits from gas fired central heating and double glazing.

The property is situated in this exclusive cul-de-sac, in this highly desirable and much sought after residential area on the western fringe of Shrewsbury. The property is well placed within reach of excellent schools, both in the private and state sector, the Royal Shrewsbury Hospital and on a frequent bus service to the nearby town centre with all its shopping and transport facilities.



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc
Double door built in cloaks cupboard.

LIVING ROOM

11'9" x 15'10" (3.58m x 4.83m)
A pleasant room with bay window overlooking the front garden

DINING ROOM

9'7" x 10'11" (2.92m x 3.34m)
Glazed French doors with side screens opening onto the rear garden

KITCHEN

9'7" x 14'4" (2.92m x 4.37m)
Neatly appointed and fitted with a range of units

UTILITY ROOM

6'9" x 9'5" (2.06m x 2.88m)
Sink unit
Door to garage
Understairs store cupboard

From the entrance hall, STAIRCASE rises to a FIRST FLOOR LANDING with built in linen cupboard, access to roof space.

MASTER BEDROOM

9'8" x 15'11" (2.95m x 4.84m)
Range of built in wardrobes extending the width of one wall

EN SUITE SHOWER ROOM

Tiled shower cubicle
Wash hand basin, wc

BEDROOM 2

11'8" x 8'9" (3.56m x 2.66m)
Built in wardrobe

BEDROOM 3

6'2" x 8'8" (1.88m x 2.64m)

BEDROOM 4

6'2" x 7'7" (1.88m x 2.31m)

FAMILY BATHROOM

Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

TWO GARAGES

Up and over doors
Glazed doors to rear garden

The property is set back from the road by an attractive forecourt with lawn, shaped floral and shrubbery displays and approached over a sweeping tarmac drive, which provides ample parking space and serves both garages with a pathway extending to the front serving the reception area.

There is a particularly attractive and well stocked SOUTH FACING REAR GARDEN with an extensive paved patio and terrace, a wealth of established specimen trees, shrubs, flowering shrubs and ornamental trees. The gardens are a particular feature of the property and provide an attractive setting for the residents.





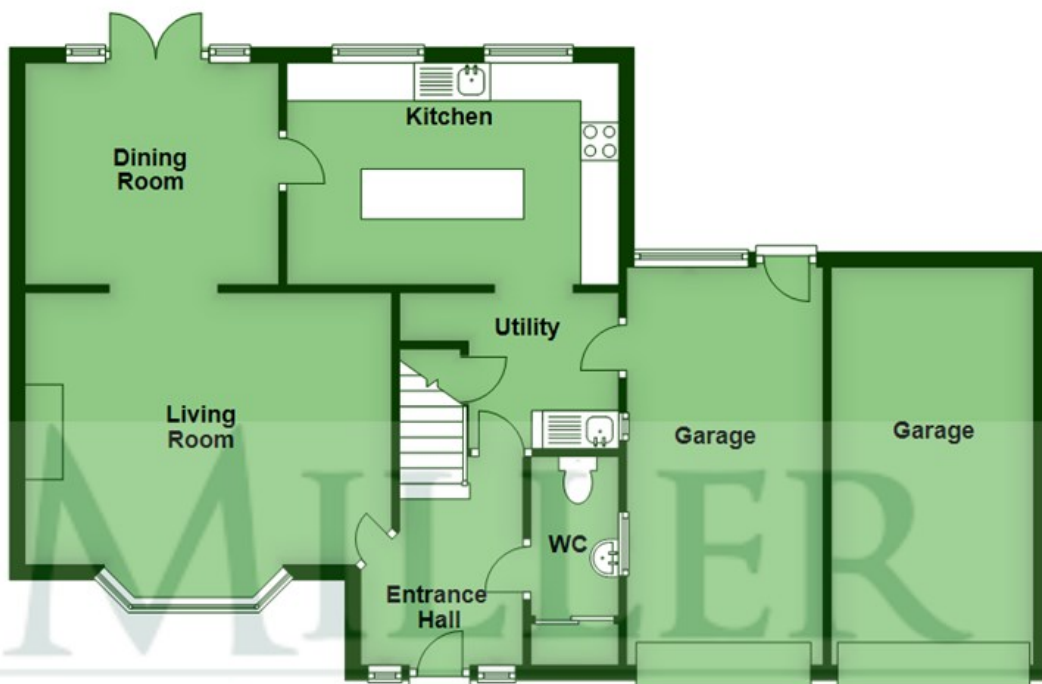




FLOOR PLANS ...

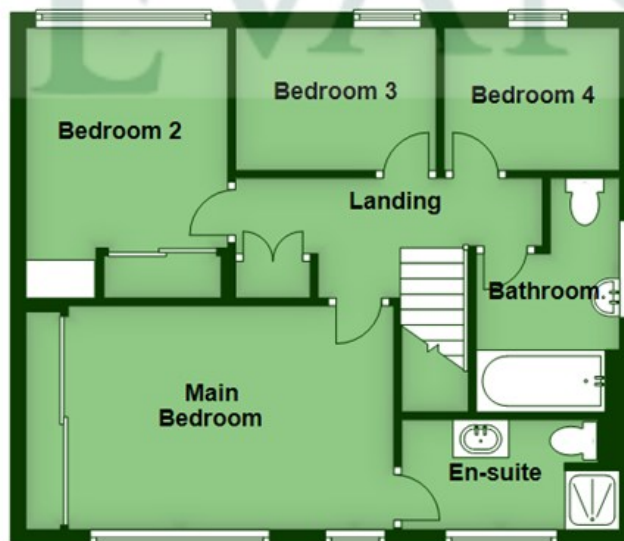
Ground Floor

Approx. 914.0 sq. feet



First Floor

Approx. 553.8 sq. feet



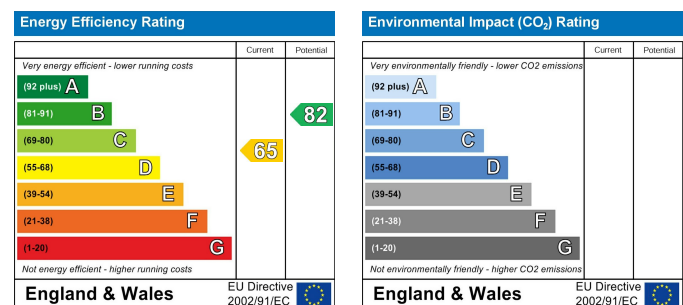
Total area: approx. 1467.8 sq. feet

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 along Radbrook Road. After some distance, turn right into Crowmeole Lane. Turn right into Ryelands, 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



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