35 Shelton Road, Shrewsbury, SY3 8SU

Shrewsbury & Country House Sales

MILLER EVANS

35 Shelton Road, Shrewsbury, SY3 8SU

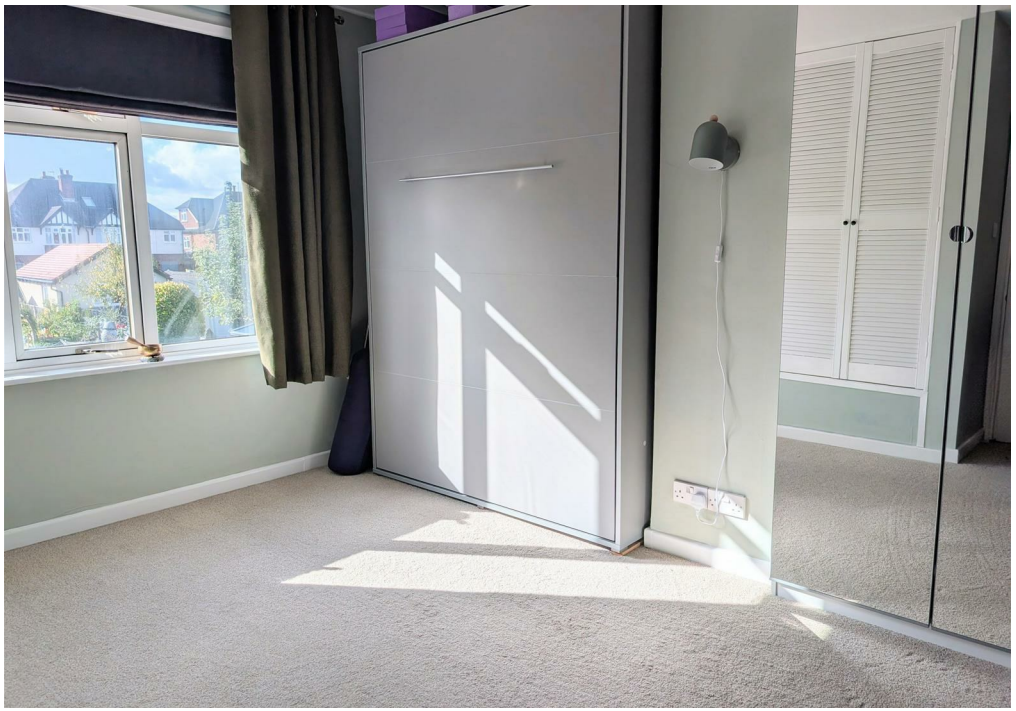
£395,000 Freehold

- An immaculately presented end terraced family home with accommodation arranged over three floors
- Living room leading into dining room with log burner
- Fitted kitchen with access to garden and cloakroom
- Two double bedrooms and bathroom to the first floor
- Master bedroom to the second floor
- Enclosed well stocked rear garden
- Garden bar/entertaining shed with log burner
- Detached garage and ample parking
- Popular and convenient location close to the town centre and excellent schools

This immaculately presented three bedroom end of terrace family home with an outside entertaining area provides well planned and well-proportioned accommodation throughout briefly comprising; Entrance Hall, leading through to the lounge/dining room which has a feature log burner, window to the fore and French doors out onto the rear patio. This flows through to the kitchen which has a matching range of wall and base units, window to the side, rear access and a downstairs WC. Two bedrooms and bathroom to the first floor. There is a master bedroom to the second floor with two large Velux windows providing great views and natural light. The property benefits from gas fired central heating, ample parking and is a fantastic distance to the town centre.

The property is situated in a convenient residential location, offering access to local schools, everyday amenities and public transport links. Shrewsbury town centre is within reach, providing a range of shops, cafés, restaurants and leisure facilities. The area also benefits from access to green spaces and road connections, making it a practical choice for families and commuters alike. Nearby schools include Woodfield Infant School & Nursery and St George’s Junior School, with The Priory School also within easy reach. Local shops, a Co-op supermarket and GP surgeries are conveniently close by, while Shrewsbury railway station is approximately 1.2 miles away.

AMSTERDAM



ENTRANCE HALL
16'0" x 5'11"

LOUNGE / DINING ROOM
24'1" x 10'11"
Bay window to the front
Inset log burner
French doors to the rear garden

KITCHEN
15'4" x 11'7"
Fitted with a range of matching wall and base units
Door to garden
Door to:

CLOAKROOM
5'7" x 3'9"
Wash hand basin, wc

Staircase rising from the entrance hall to First Floor Landing

BEDROOM 2
11'10" x 10'11"

BEDROOM 3
12'0" x 10'11"

BATHROOM
7'10" x 8'5"
Panelled bath, wash hand basin, wc

Staircase continues to Second Floor

BEDROOM 1
13'2" x 17'2"
Two Velux roof lights.

GARDENS AND GROUNDS

The property is approached over a landscaped gravelled forecourt with floral and shrubbery boarders.

Gated access to the rear garden which is laid to lawn with paved pathways and gravelled areas. Paved and covered area with pizza making station. Outside Bar/Entertaining area (known as The Shedquarters) with an inset log burner, providing all year-round usage. The pathway continues to the bottom of the garden where there is a further gravelled seating area and raised vegetable beds.

Rear vehicular access via Kenwood Drive leads to a driveway providing ample parking and access to the Detached Garage.

Large Garage
19'11" x 12'0"

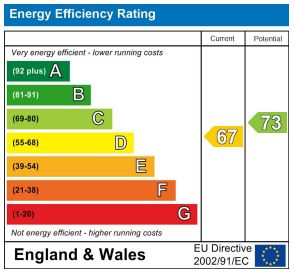
SHED
STAYS IN THE SHED
DRINK
ALCOHOL
WHISKEY BAR

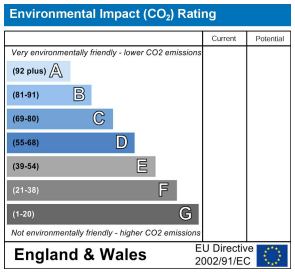
BEER
GAS
COFFEE
BETTER

HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Proceed the full length to the island, taking the first exit onto Shelton Road, the property will be found halfway down the road opposite the traffic lights on the right hand-side

Total area: approx. 1682.1 sq. feet





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 : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
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