



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

28 Ridgebourne Road, Shrewsbury, SY3 9AB

**Best Offers Over
£975,000**

To view this property please call us on **01743 236 800** Ref: T6948/SL/KQ

An exceptionally well appointed and much improved, superior, detached residence with generous parking and Coach House adding to and enhancing the already spacious principal living accommodation.

ONLINE VIEWING. An exceptionally well appointed and much improved, superior, detached residence with generous parking, attractive well stocked landscaped garden and Coach House providing parking and adding to and enhancing the already spacious principal living accommodation.

The property is situated 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 amenities, popular schools, including the revered Shrewsbury School and High School for girls, the Royal Shrewsbury Hospital, close proximity to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West midlands.

London 170 Miles. Chester 43 Miles . Birmingham 47 Miles.



INSIDE THE PROPERTY

OPEN ENTRANCE PORCH

SPACIOUS ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

15' x 13'7" (4.57m x 4.14m)

A pleasant through room with fireplace with inset log burning stove

Bay window overlooking the front garden

Glazed French doors opening to the rear garden

DINING ROOM

20'9" x 13'5" (6.35m x 4.09m)

Fireplace with log burning stove

FAMILY ROOM

10'2" x 13'5" (3.10m x 4.09m)

BREAKFAST KITCHEN

20'9" x 12'3" (6.32m x 3.73m)

Attractively appointed and fitted with a range of matching modern units with granite working surfaces and upstands

Central island unit

Two sets of glazed French doors opening onto the garden

UTILITY ROOM

9'1" x 7'7" (2.77m x 2.31m)

Built in store

Walk in pantry

STAIRCASE from the entrance hall rises to a BALCONY LANDING

MASTER BEDROOM SUITE

20'8" x 12'2" (6.32m x 3.73m)

DRESSING ROOM

Range of mirror fronted sliding door wardrobes

EN SUITE SHOWER ROOM

Large walk in shower cubicle

Pedestal wash hand basin, wc

BEDROOM 2

15'1" x 13'7" (4.60m x 4.14m)

BEDROOM 3

12'0" x 13'5" (3.66m x 4.09m)

BEDROOM 4

10'4" x 13'5" (3.15m x 4.09m)

FAMILY BATHROOM

Superbly appointed with a large bath set into a tiled surround

Wash hand basin, wc

Large walk in shower

THE COACH HOUSE

The Coach House is situated in the garden and provides parking, in addition, on the ground floor there is a glazed garden room with tiled floor, bi-folding doors and full length picture windows opening onto and overlooking the garden. two additional rooms on the ground floor level and a staircase rising to a first floor room with glazed door opening onto a small balcony with balustrade, separate wc with hand basin, feature porthole windows, three velux roof lights. The whole adding to and enhancing the already luxuriously appointed principal accommodation.

OUTSIDE THE PROPERTY

The property is set back, divided and screened from the road by a substantial and attractive wall with a pillared entrance with double electric wooden gates allowing access over a tarmac drive, providing parking space, flanked on both sides by attractive and well stocked landscaped garden with formal steps rising to and serving the formal reception area.

To the side of the property the attractive wall continues and is adjacent to a private drive which serve electric gates allowing access over a gravelled drive and forecourt which provides ample parking and turning space for guests cars.

The gardens to the rear are laid predominantly to lawn and are attractively landscaped with well stocked floral and shrubbery displays. Pathway and patio area with rustic Pergola. The whole fully enclosed, neatly kept and well stocked.

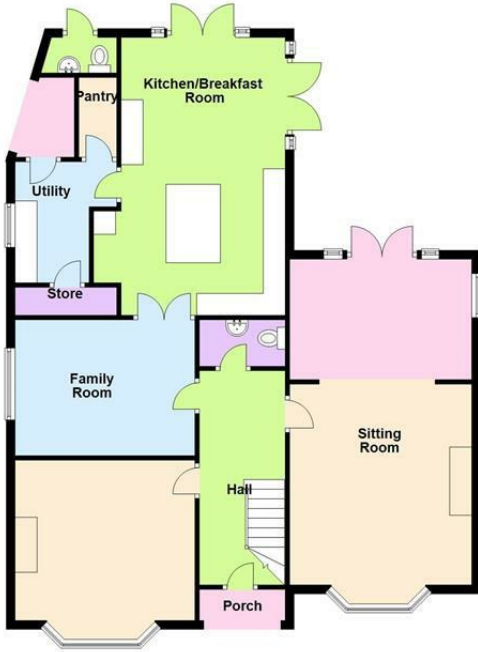






FLOOR PLANS ...

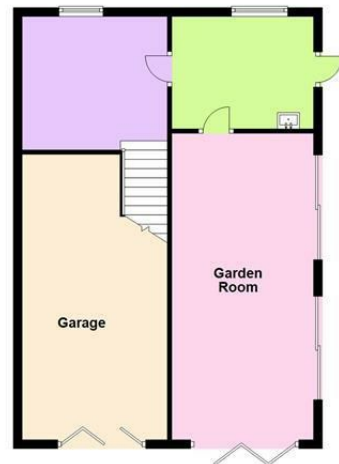
Ground Floor
Approx. 1210.4 sq. feet



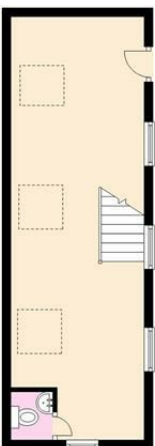
First Floor
Approx. 1128.1 sq. feet



The Coach House
Approx. 666.5 sq. feet



First Floor
Approx. 314.4 sq. feet



Total area: approx. 3339.4 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 first exit onto Cophorne Road. Continue to the Mytton Oak traffic island, take the first exit onto Shelton Road. Continue to the Porthill Island and take the third exit onto Radbrook Road. Continue for a further distance, turning left into Ridgebourne Road. The property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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:



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

Tel: 01694 724700 | Fax: 01743 248671



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

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)