



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**14 College Gardens, Shrewsbury SY3 9BF**

**£425,000**

To view this property please call us on **01743 236 800** Ref: T6849/SF/MU



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# A truly immaculate, well appointed and well maintained, modern detached 4 bedroomed residence occupying an enviable, quiet and secluded cul-de-sac position.

The property is well planned and well proportioned throughout with rooms of pleasing dimensions and is presented to an exacting standard, benefiting from double glazing and gas-fired central heating.

Situated in a quiet and convenient location on the western fringe of Shrewsbury town approached through the prestigious Radbrook Village development within easy reach of local amenities, excellent schools, shops and the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Storage cupboard.

### LOUNGE

15'3" x 11'2" (4.65m x 3.40m)

With double doors leading to :

### DINING ROOM

11'4" x 10'4" (3.45m x 3.15m)

Double doors leading from the dining room to :

### CONSERVATORY

11'9" x 11'2" (3.59m x 3.40m)

### KITCHEN

11'4" x 10'2" (3.45m x 3.10m)

Neatly appointed modern kitchen fitted with a range of matching units with integrated appliances

### UTILITY

7'7" x 5'9" (2.31m x 1.76m)

Range of matching modern units.

### CLOAKROOM/WC

3'5" x 5'9" (1.04m x 1.76m)

wc low type flush

Corner hand basin.

3'3" x 6'11" (0.99m x 2.12m)

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with storage cupboard.

### BEDROOM 1

13'5" x 14'2" (4.09m x 4.33m)

Built in double wardrobes.

### EN SUITE

4'4" x 6'0" (1.31m x 1.83m)

wc low type flush

Square corner shower tray

Wash hand basin.

### BEDROOM 2

12'2" x 10'3" (3.71m x 3.12m)

Built in wardrobes.

### BEDROOM 3

13'3" x 8'7" (4.04m x 2.62m)

Built in wardrobes.

### BEDROOM 4

8'6" x 7'9" (2.59m x 2.36m)

Built in wardrobes.

## FAMILY BATHROOM

5'6" x 8'0" (1.68m x 2.44m)

Vanity unit with inset wash hand basin

wc low type flush

Panelled bath with shower over.

## OUTSIDE THE PROPERTY

### INTEGRAL GARAGE

16'1" x 9'0" (4.90m x 2.74m)

Remote controlled roller shutter door.

TO THE FRONT the property is approached over a tarmacadam driveway leading to a double width brick paved driveway flanked by a neatly kept garden laid to lawn with mature hedging and shrubbery borders.

To the rear there is an immaculately presented, landscaped REAR GARDEN with paved patio and dining area leading to lawned area with floral and shrubbery borders, mature hedging and closely boarded wooden fencing.







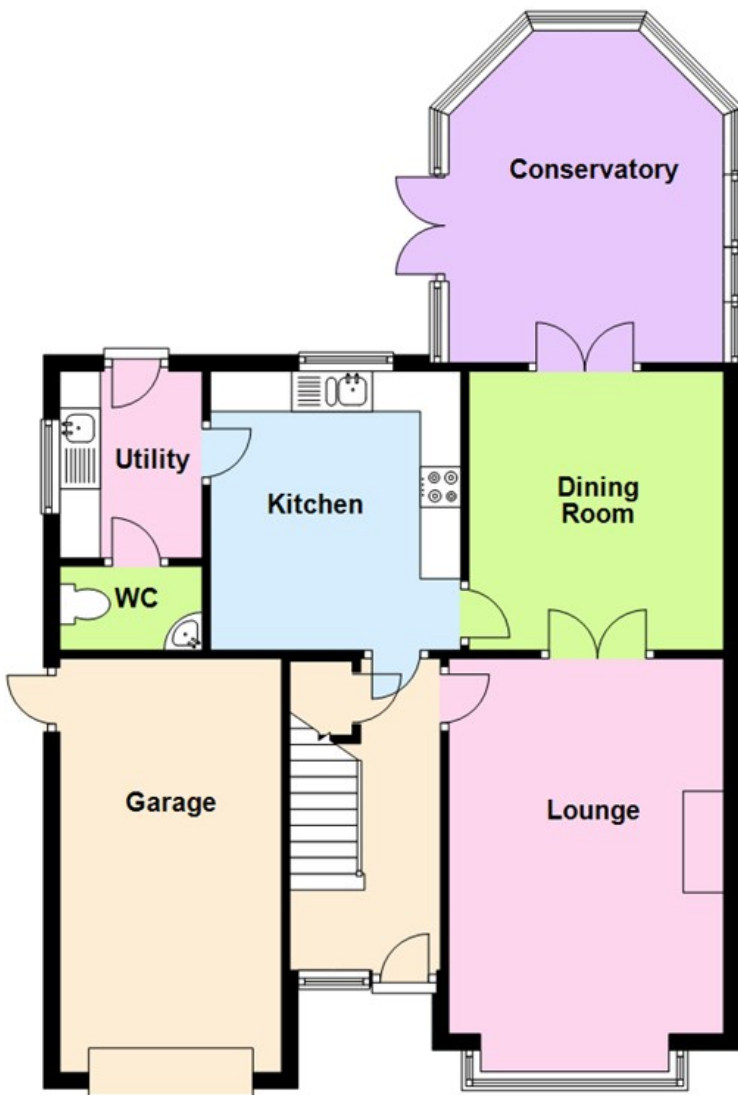


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FLOOR PLANS ...

**Ground Floor**

Approx. 80.2 sq. metres (862.8 sq. feet)



**First Floor**

Approx. 62.7 sq. metres (675.2 sq. feet)



Total area: approx. 142.9 sq. metres (1538.0 sq. feet)

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

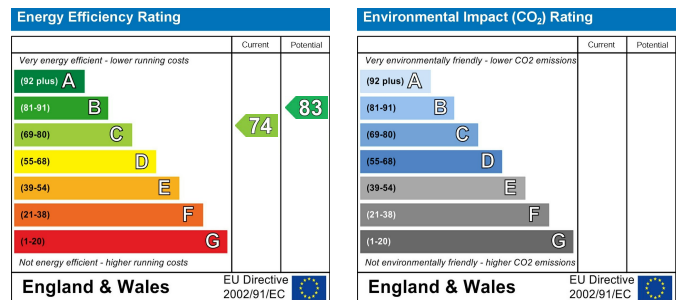
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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island taking the first exit onto Copthorne Road. Continue the full length of Copthorne Road to the Mytton Oak island taking the first exit onto Roman Road and at the Porthill island take the third exit onto Radbrook Road, proceed to the mini island taking the first exit into the prestigious Radbrook Village Development. Proceed through the development turning right into College Gardens, continue for a short distance turning right where the property will be found on the left 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

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



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