



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Marshgate, Bicton Heath, Shrewsbury SY3 5PP

£325,000 Region

To view this property please call us on **01743 236 800** Ref: T6862/SF/MU

An exceptionally well appointed, much improved, 4 bedroomed family home.

VIRTUAL TOUR AVAILABLE - This well appointed, well proportioned 4 bedroomed detached family residence benefits from spacious living accommodation throughout with double glazing and gas-fired central heating (with new boiler) and ample parking to the front with landscaped rear garden.

The property is conveniently situated on the western side of Shrewsbury within easy reach of local amenities, excellent schools, the Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM/WC

4'9" x 2'5" (1.44m x 0.74m)

WC low type flush

Corner wash hand basin.

KITCHEN/BREAKFAST ROOM

9'8" x 15'3" (2.95m x 4.65m)

Neatly appointed and fitted with a range of matching modern units with integrated appliances including Neff oven and hob and breakfast/dining area

French doors leading to rear garden.

DINING ROOM

9'9" x 10'4" (2.97m x 3.15m)

With double doors leading through to:

LOUNGE

13'9" x 10'4" (4.19m x 3.15m)

Large bay window to the front.

8'4" x 7'6" (2.54m x 2.29m)

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

BEDROOM 1

12'2" x 11'2" (3.71m x 3.40m)

Built in double wardrobes

EN SUITE

Large shower cubicle

WC low type flush

Wash hand basin

BEDROOM 2

8'7" x 12'3" (2.62m x 3.73m)

Built in double wardrobes.

BEDROOM 3

6'9" x 9'9" (2.06m x 2.97m)

BEDROOM 4

7'0" x 7'8" (2.13m x 2.34m)

FAMILY BATHROOM

6'2" x 6'7" (1.88m x 2.01m)

Panelled bath with shower over

WC low type flush

Wash hand basin.

OUTSIDE THE PROPERTY

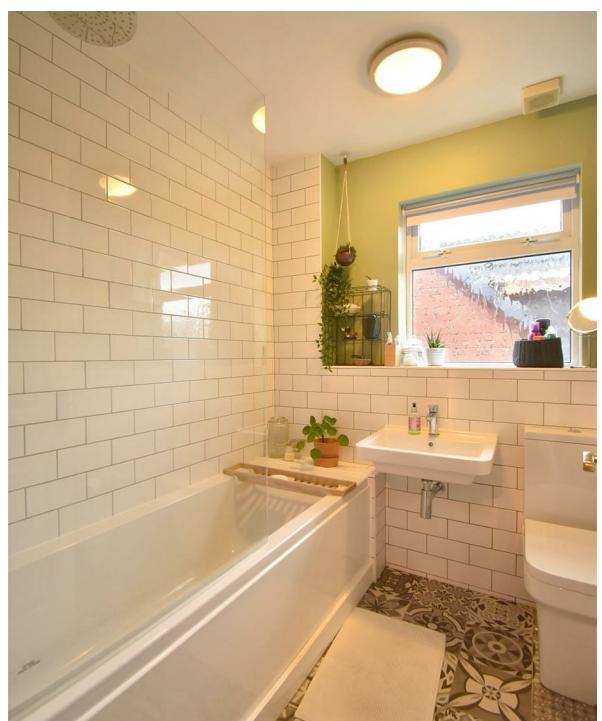
INTEGRAL GARAGE

Up and over door.

TO THE FRONT the property is approached over a double width tarmacadam driveway flanked by floral and shrubbery borders with a paved pathway and gated access to the side of the property.

To the rear there is a neatly kept, low maintenance SECLUDED LANDSCAPED GARDEN laid to lawn with wooden decking and gravelled seating areas and floral and shrubbery borders. The whole enclosed by closely boarded wooden fencing.



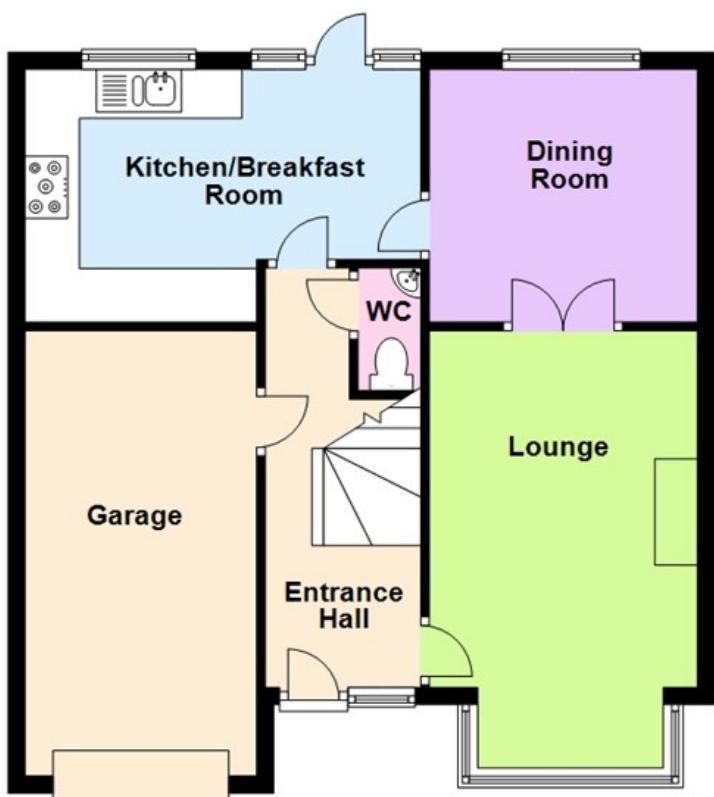




FLOOR PLANS ...

Ground Floor

Approx. 60.0 sq. metres (645.7 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



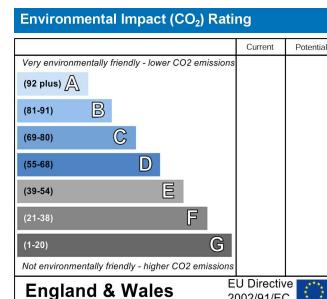
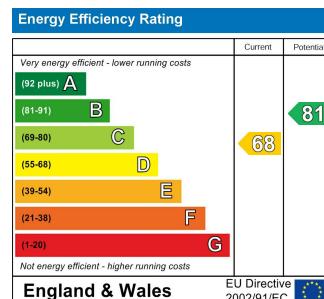
Total area: approx. 111.6 sq. metres (1201.0 sq. feet)

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 on the Welshpool Road and at the first mini island turn left into Somerby Way, second left into Winterton Way, continue to the bottom of Winterton Way eventually turning left into Marshgate where the property will be found straight ahead.

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
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