





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

3 Earlswood, Bicton Heath, Shrewsbury, SY3 5JB

Offers in the Region of £420,000

To view this property please call us on **01743 236 800** Ref: T8100/SL/KQ

An immaculately presented, modern, four bedroom detached family house, situated on a quiet cul-de-sac position.

This modern four/five bedroom detached property is presented in a tasteful, neutral décor. The principal living spaces are complimented by good sized rooms with a practical family layout. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant cul-de-sac position and is conveniently placed within access to local amenities including reputable schools, the Royal Shrewsbury Hospital, on a frequent bus service to the town centre, transport links via the M54 motorway to the West Midland.





INSIDE THE PROPERTY

ENTRANCE PORCH
4'8" x 5'3" (1.42m x 1.60m)

DINING ROOM
15'1" x 12'10" (4.59m x 3.91m)

LIVING ROOM
18'1" x 11'8" (5.51m x 3.56m)

CONSERVATORY
9'9" x 17'2" (2.98m x 5.23m)

KITCHEN / BREAKFAST ROOM
19'5" x 7'7" (5.92m x 2.30m)

FAMILY ROOM
18'9" x 9'2" (5.72m x 2.79m)

UTILITY ROOM
5'7" x 9'2" (1.69m x 2.79m)

SHOWER ROOM
4'8" x 7'7" (1.42m x 2.30m)
Shower cubicle
Wash hand basin, wc

STAIRCASE rising from the dining room to FIRST FLOOR LANDING

BEDROOM 1
11'1" x 13'5" (3.39m x 4.09m)

BEDROOM 2
7'4" x 11'1" (2.24m x 3.38m)
Built in wardrobes

BEDROOM 3
9'6" x 7'6" (2.90m x 2.29m)

BEDROOM 4
6'8" x 8'6" (2.02m x 2.59m)

BATHROOM
7'1" x 6'3" (2.16m x 1.91m)
Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

The large plot offers excellent outdoor space perfect for families and entertaining, whilst the cul-de-sac position ensures a peaceful setting with minimal passing traffic. There is a lawn to the front with inset trees and the property is approached over a drive providing ample parking with a pathway serving the reception area.

There is a good sized rear garden laid to lawn with a patio area and is well enclosed on all sides.





















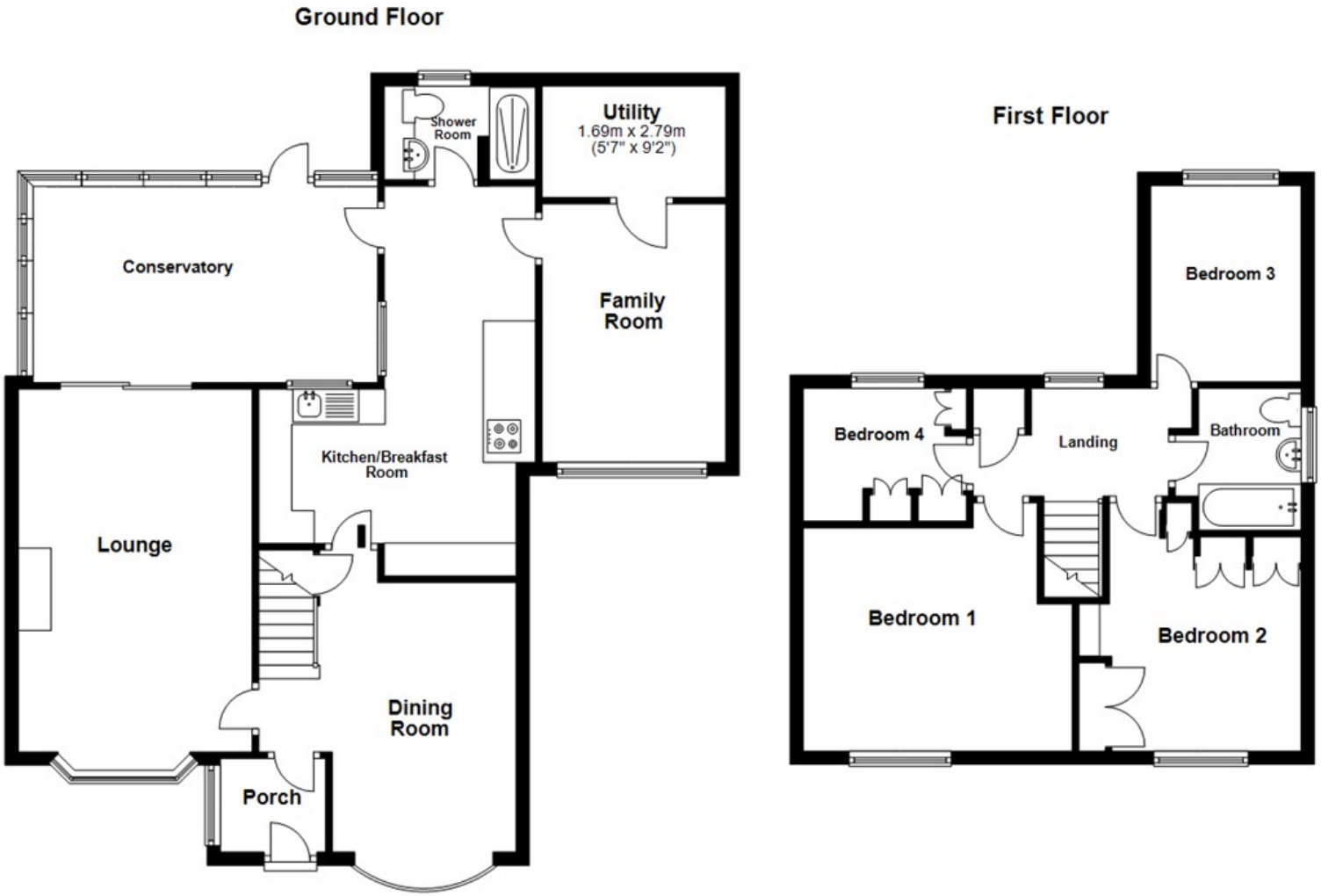








FLOOR PLANS ...



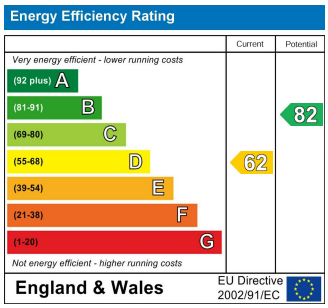
Total area: approx. 146.7 sq. metres (1579.2 sq. feet)

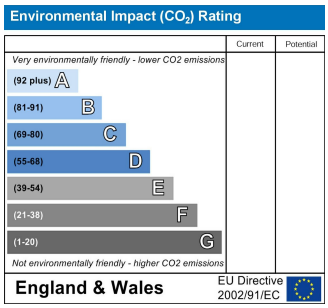
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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 Copthorne Road. Continue the full length of Copthorne Road to the Mytton Oak Island and take the second exit onto Mytton Oak Road. Continue for some distance, passing the Royal Shrewsbury Hospital and continue to Bowbrook. At the mini-island, take the 3rd exit into Racecourse Lane. Turn left into Carlton Close. Continue for some distance, eventually turning right into Earlswood. 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

Council Tax Band: D

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.

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