



9 Oakley Manor Gardens, Shrewsbury, SY3 7NT

Shrewsbury & Country House Sales

MILLER
EVANS



9 Oakley Manor Gardens, Shrewsbury, SY3 7NT

£640,000

Freehold

- Superior four-bedroom townhouse arranged over three spacious levels offering versatile accommodation
- Snug, study, cloakroom and utility
- Impressive open-plan kitchen/family room
- First floor sitting room with balcony/roof garden, further office bedroom and en suite
- Second floor with bedroom with en suite and two further bedrooms and shower room
- Garage and parking space
- Attractively landscaped rear garden
- Presented to an exceptional standard throughout



A superior four-bedroom townhouse offering spacious and thoughtfully planned accommodation arranged over three levels, presented to an exceptionally high standard throughout.

The well-designed accommodation briefly comprises an entrance hall, cloakroom, snug and study. The heart of the home is an impressive open-plan kitchen and family room, superbly fitted with a contemporary range of units and featuring a central island, providing a stylish and sociable living space. The family room enjoys views over and direct access to the attractively landscaped rear garden. The first floor provides a spacious sitting room with a superb balcony/roof garden, a further office, and the principal bedroom complete with a modern en-suite shower room. The second floor offers three additional bedrooms and a family shower room. Externally, the property benefits from a garage and parking space and a thoughtfully landscaped rear garden.

The property forms part of a small, exclusive development in the highly sought-after suburb of Belle Vue, ideally positioned close to excellent local amenities, popular schools, shops and cafés in Longden Coleham, with easy access to Shrewsbury town centre and excellent transport links.







ENTRANCE HALL
3'7" x 6'7"

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

SNUG
9'7" x 9'0"

STUDY
4'0" x 9'0"

UTILITY
9'5" x 5'9"

OPEN PLAN KITCHEN / DINING / FAMILY ROOM
20'3" x 9'0"

STAIRCASE rising from entrance hall rising to FIRST FLOOR LANDING



SITTING ROOM
12'2" x 13'1"
French doors opening to:

BALCONY
9'5" x 10'6"

OFFICE
11'4" x 5'0"

BEDROOM 1
4'6" x 6'11"

EN SUITE SHOWER ROOM
8'0" x 5'4"
Shower cubicle
Wash hand basin, wc

STAIRCASE rises to SECOND FLOOR LANDING

GUEST BEDROOM 2
6'7" x 18'6"



EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc

BEDROOM 3
9'10" x 9'0"

BEDROOM 4
9'10" x 9'0"

SHOWER ROOM
6'3" x 6'2"

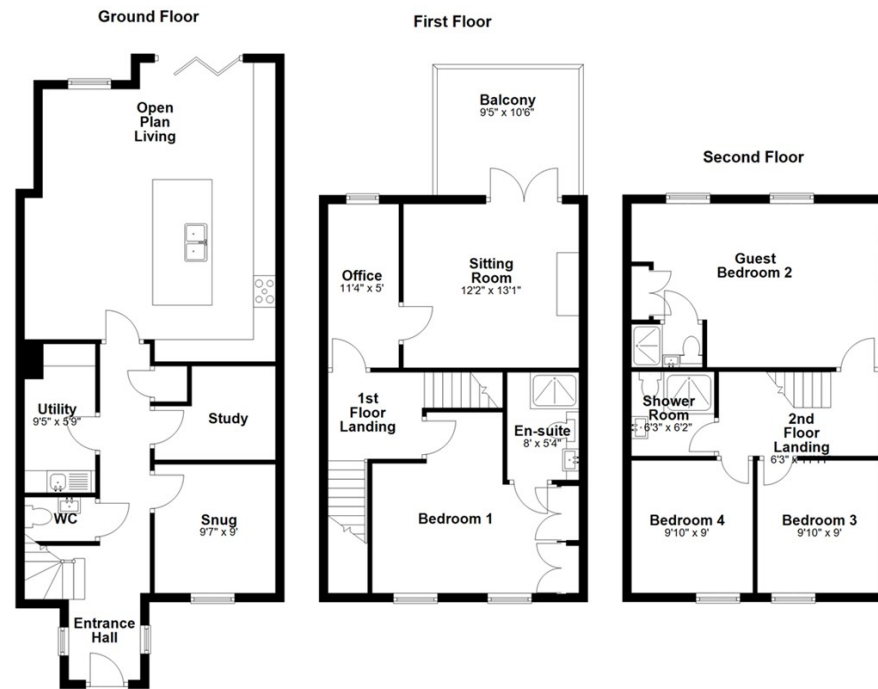
GARDENS AND GROUNDS

The property benefits from a garage and parking space.

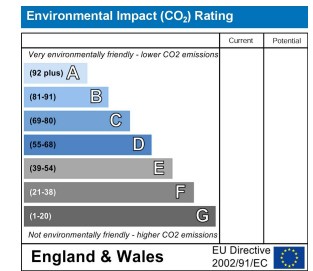
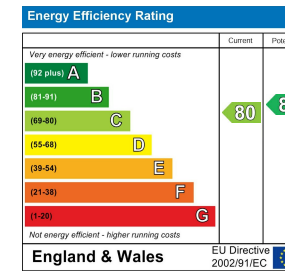
The enclosed rear garden has been thoughtfully landscaped to create an attractive, easily maintained outdoor space, ideal for relaxing and entertaining.

HOW TO GET THERE

The property is best approached out of Shrewsbury along Belle Vue Road, continuing for some distance before turning right into Oakley Street. After a short distance, Oakley Manor Gardens will be found on the right-hand side.



Total area: approx. 1796.5 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.

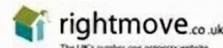
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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