

55 Westbury Road, Shrewsbury, SY1 3HT

Shrewsbury & Country House Sales

MILLER EVANS

55 Westbury Road, Shrewsbury, SY1 3HT

£265,000 Freehold

- Immaculately presented and much improved semi-detached house
- Three bedrooms and luxury modern shower room
- Porch leading to living room with log burner
- Well fitted kitchen/dining room
- Attractive rear garden with bespoke oak-framed veranda providing sheltered outdoor space and useful side storage
- Planning permission is in place for a rear extension and a side utility room
- Enclosed rear garden
- Driveway providing ample parking
- Popular and convenient location close to excellent amenities





An immaculate and much improved three-bedroom semi-detached home situated on a popular and convenient development. Presented to a high standard throughout, the property briefly comprises an entrance porch, attractive lounge with log burner, and a well-fitted kitchen/dining room. To the first floor are three bedrooms and a luxury shower room. Externally, there is a forecourt garden to the front, whilst to the rear is an attractive enclosed garden featuring a bespoke oak-framed veranda providing sheltered outdoor space, extending to the side of the property, and offering useful storage. Further benefits include gas central heating and double glazing throughout. The property has full Planning Permission for an extension to the rear and a side utility room.

The property is conveniently placed within easy reach of local amenities including shops, schools, a frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



ENTRANCE PORCH

LOUNGE
12'5" x 19'2"
Inset log burner with wooden beam over

KITCHEN / DINING ROOM
9'0" x 19'2"
Fitted with a range of matching wall and base units with breakfast bar
French doors from dining area to rear garden

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1
10'4" x 11'4"
Built in wardrobes with mirror fronted sliding doors

BEDROOM 2
8'10" x 11'4"

BEDROOM 3
7'0" x 7'6"

SHOWER ROOM
Shower cubicle
Wash hand basin, wc

GARDENS AND GROUNDS

OPEN OAK FRAMED PILLARED VERANDA

The property is approached over paved driveway providing parking with slate area to the side providing further parking.

Enclosed rear garden laid to lawn with paved patio area with oak framed veranda, providing an ideal seating/entertaining space, range of mature shrub beds and borders.

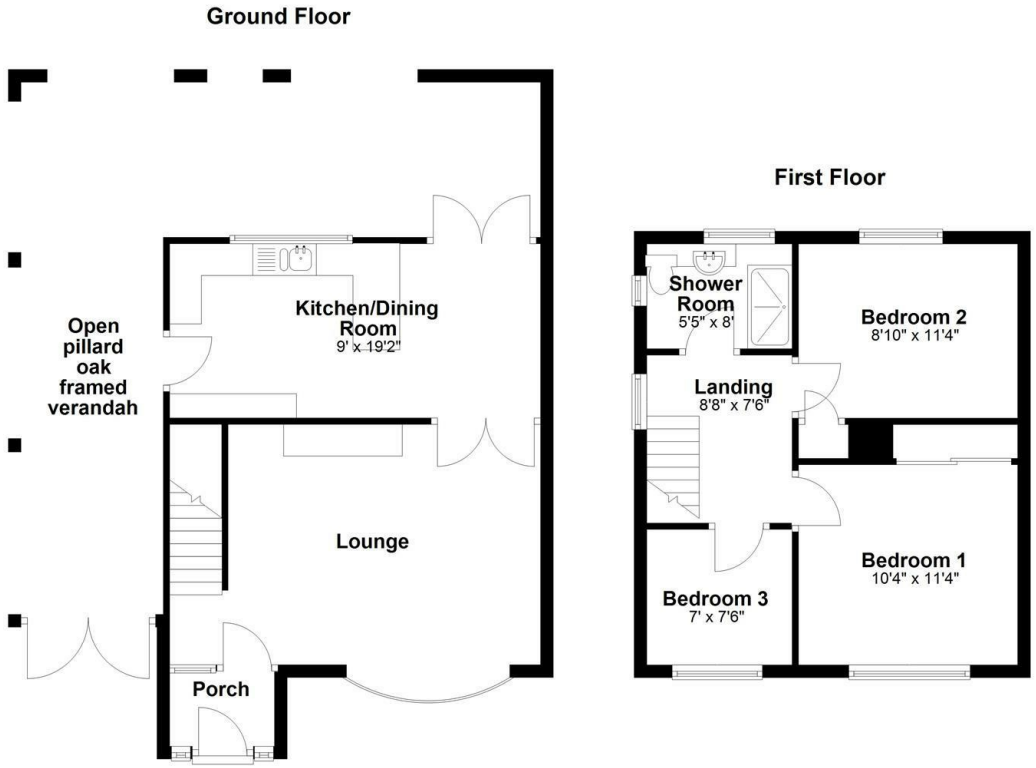






HOW TO GET THERE

The property is best approached out of Shrewsbury along Ellesmere Road. Continue for some distance, eventually turning right into Mount Pleasant Road. Turn right into Westbury Road, where the property will be found on the right hand side.



Total area: approx. 1231.8 sq. feet

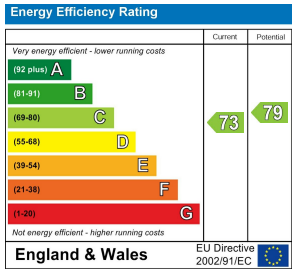
FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

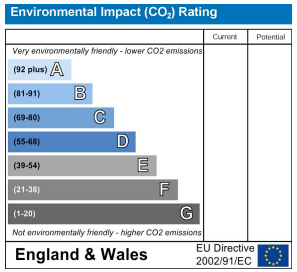
Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals
Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
Associates: William Miller • Sharon L. Langley (MARLA) **Consultant:** David C. Evans





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. Some images may have been enhanced.
This property may be subject to additional management service 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 : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

MILLER EVANS