

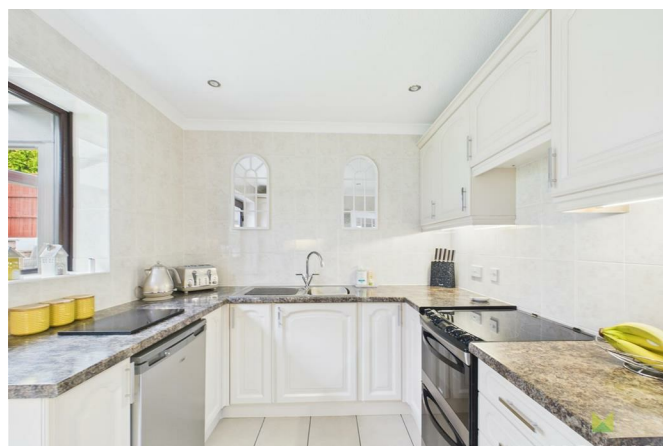
# 10 Millers Green Shrewsbury SY1 2UB



**3 Bedroom Bungalow - Detached**  
**Asking Price £315,000**

## The features

- IMPRESSIVE 3 BEDROOM DETACHED BUNGALOW
- GOOD SIZED LOUNGE/DINING ROOM, ATTRACTIVE KITCHEN
- GAS CENTRAL HEATING AND REPLACEMENT DOUBLE GLAZING
- NEATLY KEPT PRIVATE REAR GARDEN
- EPC RATING C
- ENVIABLE QUIET CUL DE SAC LOCATION
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED.



**\*\*\* IMMACULATE 3 BEDROOM DETACHED BUNGALOW \*\*\***

An excellent opportunity to purchase this beautifully presented, detached Bungalow - perfect for those looking to downsize and move straight into.

Occupying an enviable position in this popular location with good local amenities on hand including shops, supermarkets, doctors, schools and riverside walks along to the Town Centre.

The accommodation briefly comprises Entrance vestibule, good sized Lounge/Dining Room, attractively fitted Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, replacement double glazing and fascia boards, driveway with parking, Garage and well kept private rear garden.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position on this popular development on the Northern edge of the Town with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets and doctors and the Railway Station, riverside walks and Town Centre are a short stroll away.

### ENTRANCE VESTIBULE

Double glazed entrance door opening to Vestibule with door opening to

### LOUNGE/DINING ROOM

A lovely light room having two windows overlooking the front, media point, radiator.

### KITCHEN

Attractively fitted with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surface over and having space for appliances, tiled surrounds and matching range of eye level wall units. Radiator, window and door to

### REAR ENTRANCE PORCH

being of sealed unit double glazed construction, tiled floor and door to the garden.

### INNER HALL

having large Airing cupboard, access to roof space and off which lead

### BEDROOM 1

having window to the front, excellent range of fitted bedroom furniture, radiator.

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3/DINING ROOM

with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the rear. The Front Garden has been laid for ease of maintenance to gravel.

The Rear Garden is a particular feature of the property affording complete privacy with neatly shaped lawn with flower and shrub beds. Paved sun terrace and additional gravelled seating area. Enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

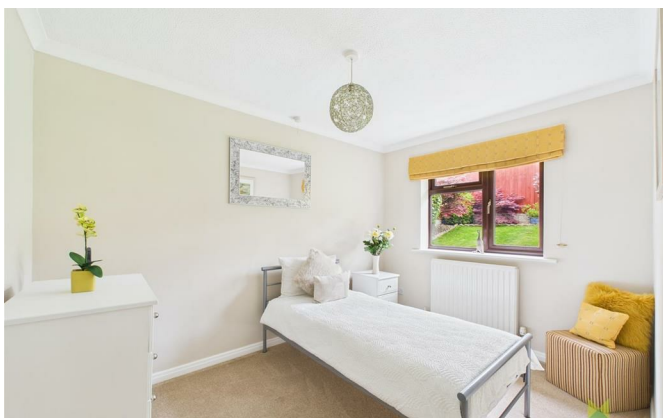
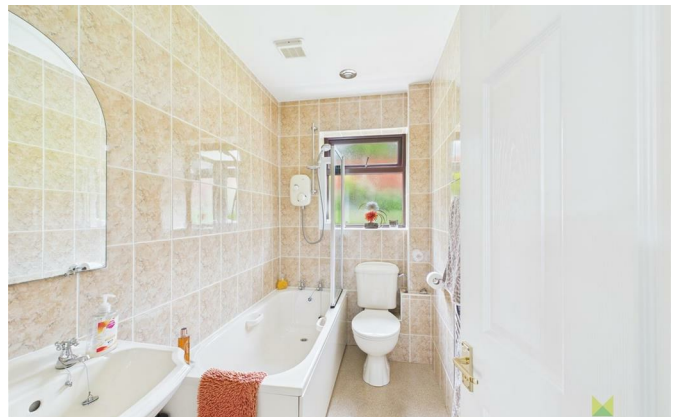
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

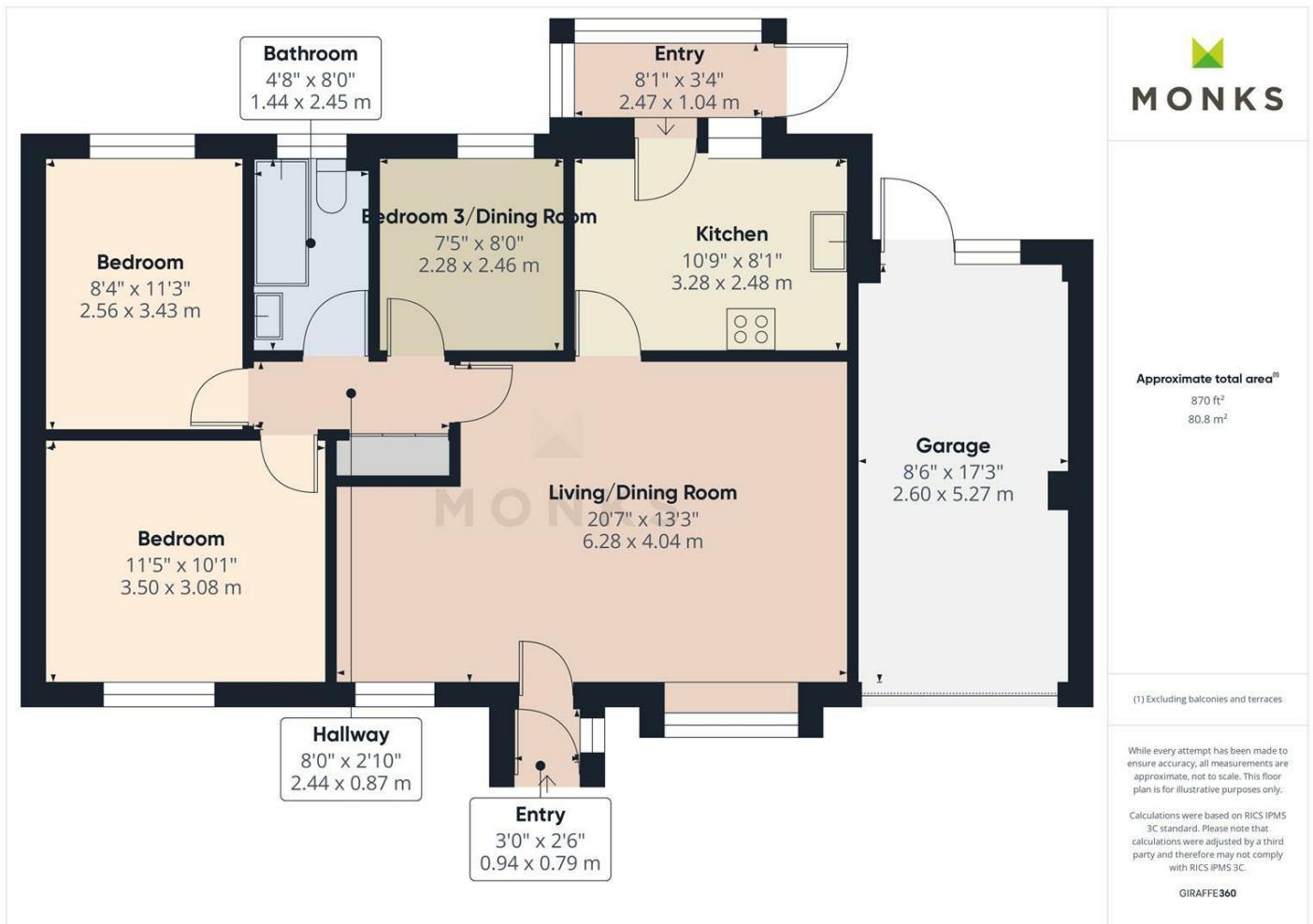
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

## 10 Millers Green, Shrewsbury, SY1 2UB.

3 Bedroom Bungalow - Detached  
Asking Price £315,000





## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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