



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

40 Meole Crescent, Shrewsbury, SY3 9ET

£360,000 Region

To view this property please call us on **01743 236 800** Ref: T7482/SL/KQ

A much improved, well appointed and extended three bedroom family house.

This well presented, three bedroom end terraced property has been much improved and extended to provide comfortable family accommodation with the benefits of gas fired central heating and double glazing.

The property is well placed in this popular and favoured residential area, close to excellent amenities including popular schools, local shops, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

SITTING ROOM

10'0" x 10'10" (3.05m x 3.29m)

Bay window to the front overlooking the garden

LIVING ROOM

12'5" x 15'7" (3.78m x 4.76m)

A pleasant room with fireplace recess housing log burning stove

Archway to:

LARGE OPEN PLAN KITCHEN / DINING ROOM

14'1" x 14'4" (4.29m x 4.37m)

Neatly appointed with a range of matching units

Window and glazed French doors overlooking the rear garden

GROUND FLOOR BATHROOM

Panelled bath

Wash hand basin, wc

From the entrance hall a STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

9'9" x 15'4" (2.98m x 4.67m)

Window to the front

EN SUITE SHOWER ROOM

Walk in shower

Wash hand basin, wc

BEDROOM 2

14'9" x 7'5" (4.50m x 2.25m)

BEDROOM 3

9'5" x 9'5" (2.88m x 2.88m)

OUTSIDE THE PROPERTY

The property is divided from the road by an established hedge with a forecourt laid to lawn and approached over a wide drive providing ample parking space.

There is a particularly large REAR GARDEN with paved patio and terrace with lawn area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Roman Road towards Meole Brace. After some distance turn right into Upper Road. Turn right into Meole Crescent and continue for a further distance and 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

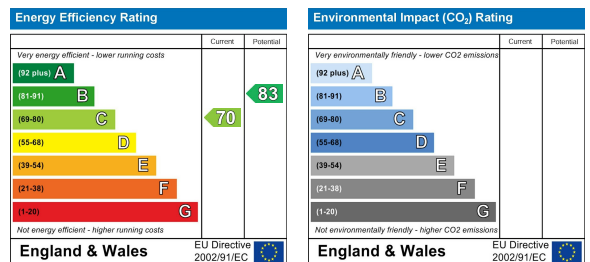
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

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: 

 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



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