



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

87 Portland Crescent, Belvidere, Shrewsbury SY2 5NW

£300,000 Region

To view this property please call us on **01743 236 800** Ref: T7521/SL/MU

A neatly kept and much loved, detached bungalow residence situated in this popular residential area.

The bungalow provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from full gas-fired central heating and double glazing. The price reflects the need for some modernisation.

Situated in this popular and sought after residential area, well placed within reach of excellent amenities including popular schools, shops, a bus service to the town centre and within easy reach of Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

Panelled and part glazed door to :

LIVING ROOM

10'9" x 17'0" (3.28m x 5.18m)

A pleasant room with natural brick chimney breast feature with inset living flame coal effect gas fire

Picture window overlooking the garden and formal reception area to the front.

Archway to :

DINING ROOM

11'0" x 7'1" (3.35m x 2.17m)

Arch alcove with glazed display shelving

Glazed French doors opening onto and overlooking the rear garden.

KITCHEN/BREAKFAST ROOM

16'2" x 9'5" (4.93m x 2.88m)

Neatly appointed and fitted with a range of matching units

Window to the fore

From the sitting room door to :

INNER HALLWAY

Double door built in linen cupboard.

BEDROOM 1

13'6" x 9'0" (4.11m x 2.75m)

Double door built in wardrobe

Glazed French doors opening onto and overlooking the garden.

BEDROOM 2

13'6" x 10'0" (4.11m x 3.04m)

Range of built in wardrobes

Window with similar outlooks to bedroom 1.

NEATLY APPOINTED WET ROOM

With large walk in shower with electric shower unit and glazed shower screen

Vanity unit

WC low type flush

Walls decoratively fully tiled.

OUTSIDE THE PROPERTY

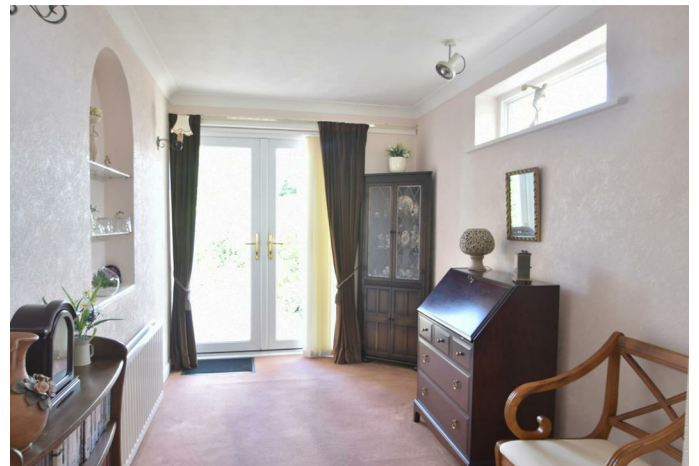
GARAGE

Up and over door.

TO THE FRONT the property is set back from the road by a neatly kept open plan forecourt laid to lawn with floral and shrubbery border. A concrete drive provides ample parking with a pathway extending to the front serving the formal reception area.

Double ornamental wrought iron gates allow access over a further concrete hardstanding serving the garage and an ornamental wrought iron gate gives access to the attractive and GOOD SIZED REAR GARDEN with an extensive paved patio, a wealth of established shrubs and evergreen together with specimen trees and neatly kept lawn. Aluminium framed greenhouse. Timber and felt garden store. The whole well enclosed on all sides.









FLOOR PLANS ...

Floor Plan
Approx. 1025.2 sq. feet



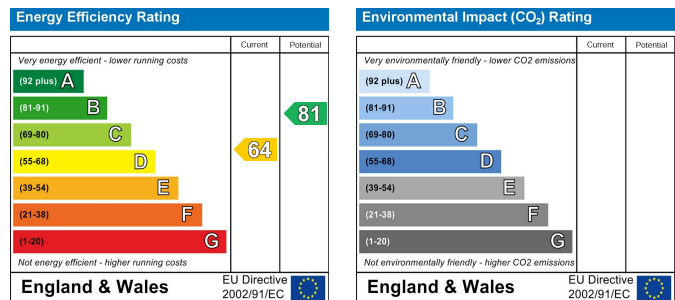
Total area: approx. 1025.2 sq. feet

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 English Bridge and continue the full length of Abbey Foregate to The Column island and take the first exit into Preston Street. Continue to the top of Preston Street bearing left into Portland Crescent where the bungalow will be found after a further distance on the right 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.

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The UK's number one property website

Residential Sales & Lettings
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Shrewsbury SY1 1QJ
Tel: 01743 236800

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



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