



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Mytton Villas, Mytton Oak Road, Shrewsbury, SY3
8XG**

**£155,000 Asking
Price**

To view this property please call us on **01743 236 800** Ref: T7578/SL/KQ

A well maintained, modern, two bedroom leasehold bungalow residence for the over 55's.

This two bedroom semi-detached leasehold bungalow provides well planned accommodation with the benefits of electric night storage heating, double glazing, neatly kept gardens and parking area. White goods included.

The property occupies a convenient location close to excellent amenities, including local shops and the Royal Shrewsbury Hospital and on a frequent bus service to the nearby town centre.



FLOOR PLANS

Floor Plan

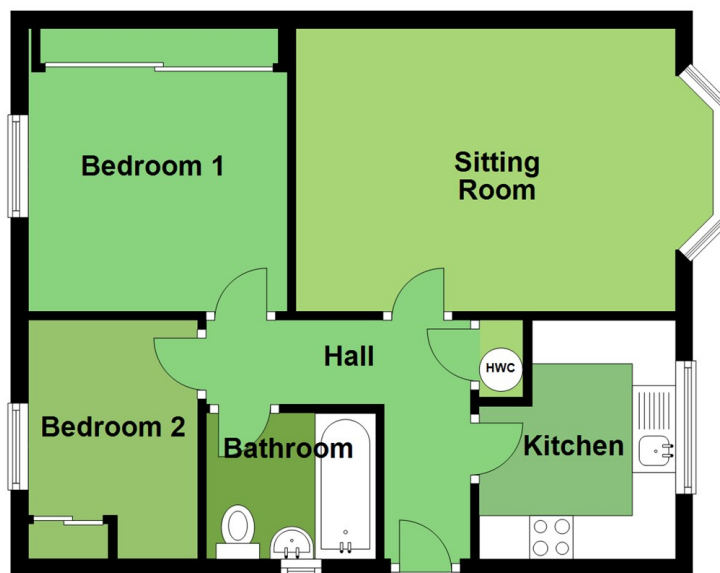


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Access to roof space
Airing cupboard

SITTING ROOM

10'8" x 14'4" (3.26m x 4.38m)
Bay window overlooking the communal gardens

KITCHEN

9'0" x 7'5" (2.75m x 2.26m)
Neatly appointed with range of matching modern units

BEDROOM 1

10'8" x 9'9" (3.26m x 2.98m)
Built in wardrobe extending the width of one wall

BEDROOM 2

9'0" x 6'5" (2.75m x 1.95m)
Double door built in wardrobe

BATHROOM

Neatly appointed with a modern suite comprising;
Corner shower unit
Pedestal wash hand basin, wc

OUTSIDE THE PROPERTY

Attractive neatly kept communal gardens and communal parking area.

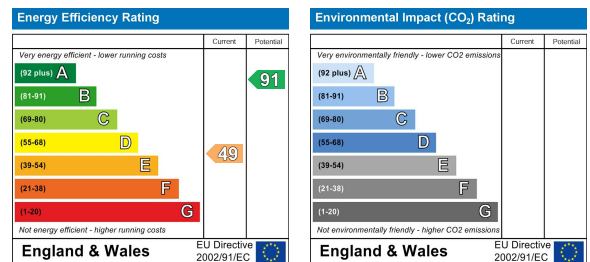


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophorne Road. Continue to the Mytton Oak Island, taking the second exit onto Mytton Oak Road. Proceed for a further distance, where Mytton Villa will be found on the right hand side, shortly before the Royal Shrewsbury Hospital.



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 Leasehold 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: B

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: 

 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



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