



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**42 Westbury Road, Shrewsbury SY1 3HW**

**£250,000 Region**

To view this property please call us on **01743 236 800** Ref: T7593SL/MU

A detached, 3 bedroomed bungalow in need of some modernisation and improvement, but capable of an attractive and spacious layout.

This detached, 3 bedroomed bungalow is in need of some modernisation and improvement, but capable of an attractive and spacious layout and benefits from gas-fired central heating and double glazing.

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.



## FLOOR PLANS



---

## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

11'5" x 14'10" (3.48m x 4.52m)

### DINING ROOM

7'3" x 10'8" (2.22m x 3.24m)

### KITCHEN

10'10" x 11'10" (3.30m x 3.61m)

### LOBBY

### BEDROOM 1

14'7" x 10'8" (4.45m x 3.24m)

### BEDROOM 2

11'11" x 14'10" (3.63m x 4.53m)

### BEDROOM 3

6'6" x 11'10" (1.99m x 3.61m)

### SHOWER ROOM

## OUTSIDE THE PROPERTY

### GARAGE

TO THE FRONT the property is set back and divided from the road by a generous open plan forecourt laid to lawn and approached over a drive providing parking space and serving the garage with a pathway extending to the formal entrance.

To the rear there is a good sized ENCLOSED GARDEN laid to lawn capable of an attractive layout.

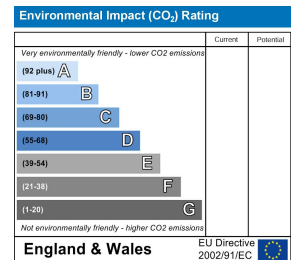
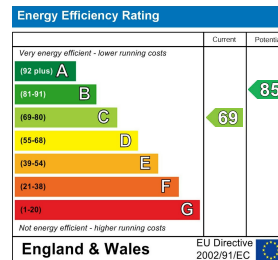


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and Ditherington Road and after some distance turn left into Mount Pleasant Road. Continue for some distance and at the traffic island take the second exit and continue for a further distance along Mount Pleasant Road eventually turning left into Westbury Road where the bungalow will be found after a further short 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

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:



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](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones