



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

53 Ashfields Road, Shrewsbury, SY1 3SD

£235,000 Region

To view this property please call us on **01743 236 800** Ref: T7600/WM/lrd

A neatly kept two bedroom, detached bungalow, providing well planned and well proportioned accommodation.

This well presented two bedroom detached bungalow, provides well proportioned accommodation briefly comprising; entrance hall, living room/dining room, kitchen, two bedrooms and bathroom. Garage and parking. Good sized rear garden.

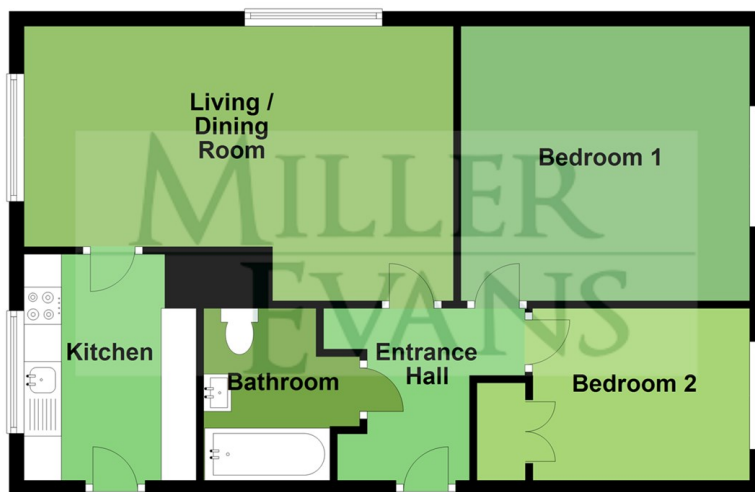
The property occupies an enviable position in this popular and convenient residential area, well placed for easy reach of the town centre, popular schools and the Shrewsbury by-pass, allowing access onto the M54 motorway link.



FLOOR PLANS

Ground Floor

Approx. 638.0 sq. feet



Total area: approx. 638.0 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING / DINING ROOM

12'1" x 18'11" (3.68m x 5.76m)

A pleasant room with a view of the rear garden

KITCHEN

9'11" x 7'7" (3.03m x 2.31m)

Well appointed with a range of matching wall and base units

BEDROOM 1

12'1" x 12'8" (3.68m x 3.87m)

Window to the side

BEDROOM 2

7'7" x 12'0" (2.31m x 3.66m)

Window to the fore

BATHROOM

Neatly appointed with wash hand basin, WC & panelled bath

OUTSIDE THE PROPERTY

GARAGE

To the front – the property is set back and divided from the road by an open plan forecourt laid to lawn, with rose and shrubbery border, approached over a concrete driveway, providing parking and serving the GARAGE and formal reception area.

To the rear – there is an enclosed garden laid predominantly to lawn.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along St Michaels Street and just before the Heathgates Island, turn left at the traffic lights onto Mount Pleasant road. At the roundabout, take the first exit onto Boscobel Drive. Take the third left onto Ashfields Road, follow the road around where the property will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

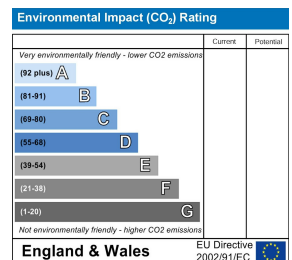
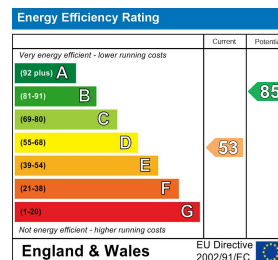
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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:



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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