



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Pemberton Way, Shrewsbury, SY3 7AY

£275,000 Region

To view this property please call us on **01743 236 800** Ref: T7631/SL/lrd

A neatly kept, well appointed and improved detached two bedroom bungalow residence, situated in a pleasant and convenient cul-de-sac position.

The bungalow provides well planned, versatile accommodation throughout with rooms of pleasing dimensions and benefits from full gas fired central heating and double glazing. The property briefly comprises: entrance hall, living room, dining room, kitchen, two bedrooms and bathroom.

Situated in a pleasant and secluded cul-de-sac position, well placed within easy reach of excellent amenities including the near by town centre.



FLOOR PLANS



Total area: approx. 651.8 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

16'2" x 8'0" (4.94m x 2.44m)

KITCHEN

10'11" x 8'7" (3.33m x 2.61m)

Neatly appointed and fitted with a range of modern units
Door to:

DINING ROOM

15'5" x 8'8" (4.70m x 2.64m)

Window to the front

French door with side screen opening onto the rear garden

BEDROOM 1

8'8" x 10'10" (2.65m x 3.30m)

Window overlooking the rear garden

Built in storage cupboard

BEDROOM 2

8'3" x 8'10" (2.51m x 2.69m)

Window to the front

BATHROOM

Panelled bath

Wash hand basin

WC

OUTSIDE THE PROPERTY

To the front, there is a generous gravelled forecourt with a pathway serving the formal reception area, with a Tarmacadam drive extending to the front and side, providing ample parking space.

To the rear, there is a good sized enclosed garden with an extensive paved patio area, rear and central lawn, the whole enclosed on all sides by closely boarded wooden fencing.

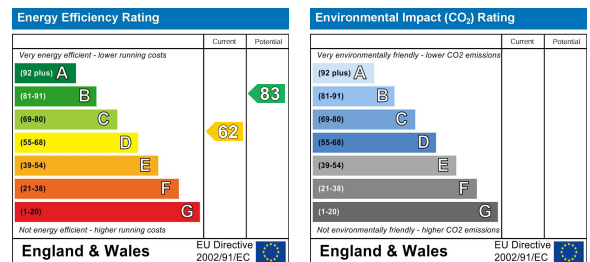


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge, around the gyratory system into Old Potts Way. Continue to the traffic island and take the third exit into Pritchard Way. Continue to the next traffic island and take the third exit into Sutton Lane. After a short distance, turn right into Adams Ridge and then left into Pemberton Way.



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.

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Shrewsbury SY1 1QJ
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