



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**67 Severn Way, Cressage, Shrewsbury SY5 6DS**

**£325,000 Region**

To view this property please call us on **01743 236 800** Ref: C7475/WM/MU

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# An immaculately presented, spacious two bedroomed bungalow residence.

This immaculately presented, spacious 2 bedroomed bungalow comprises : hallway, spacious living room, garden room, kitchen, utility, 2 bedrooms and main bathroom. Single garage and beautifully kept rear garden.

The property is pleasantly situated on this popular residential development within the beautiful village of Cressage which lies between Shrewsbury and Bridgnorth. Within the village are a range of excellent amenities including a Primary School, Village Church , Village Hall, Doctor's Surgery, Village Shop and a frequent Bus Service.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

With storage cupboard.

### LIVING ROOM

11'1" x 18'8" (3.37m x 5.69m)

Feature fireplace

Sliding doors to :

### GARDEN ROOM

(Currently used as a dining room)

Windows to the side and rear

French doors onto the patio area and access to utility room.

### KITCHEN

9'7" x 9'5" (2.91m x 2.88m)

Fitted with a range of wall and base units

French doors into the garden room.

### UTILITY ROOM

8'8" x 5'3" (2.64m x 1.60m)

### BEDROOM 1

11'1" x 12'10" (3.37m x 3.90m)

Fitted wardrobes

Window to the front

### BEDROOM 2

9'7" x 9'9" (2.91m x 2.96m)

Window to the front.

### BATHROOM

Comprising large shower cubicle

Wash hand basin

Low flush WC

Access to :

### BOILER ROOM

## OUTSIDE THE PROPERTY

### GARAGE

Remote controlled up and over door.

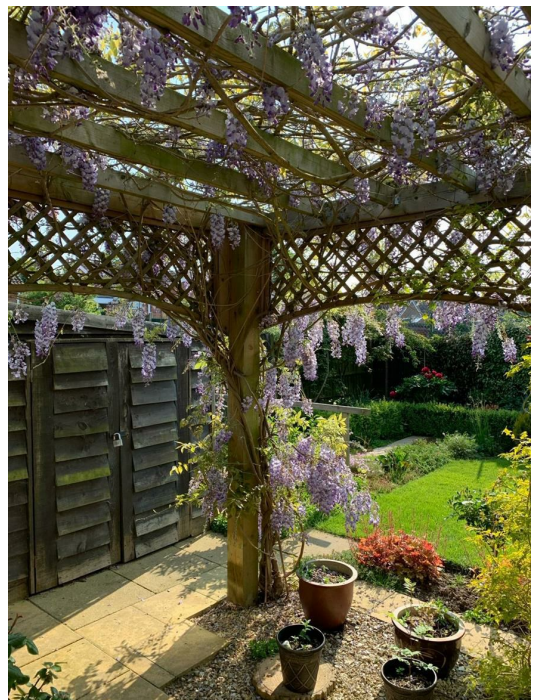
TO THE FRONT the property is approached over a large driveway providing parking for 3 cars and access to the garage.

To the rear of the property is a highly attractive LANDSCAPED GARDEN with a paved patio area, neatly kept lawn and fully enclosed on all sides by closely boarded wooden fencing and mature hedging.





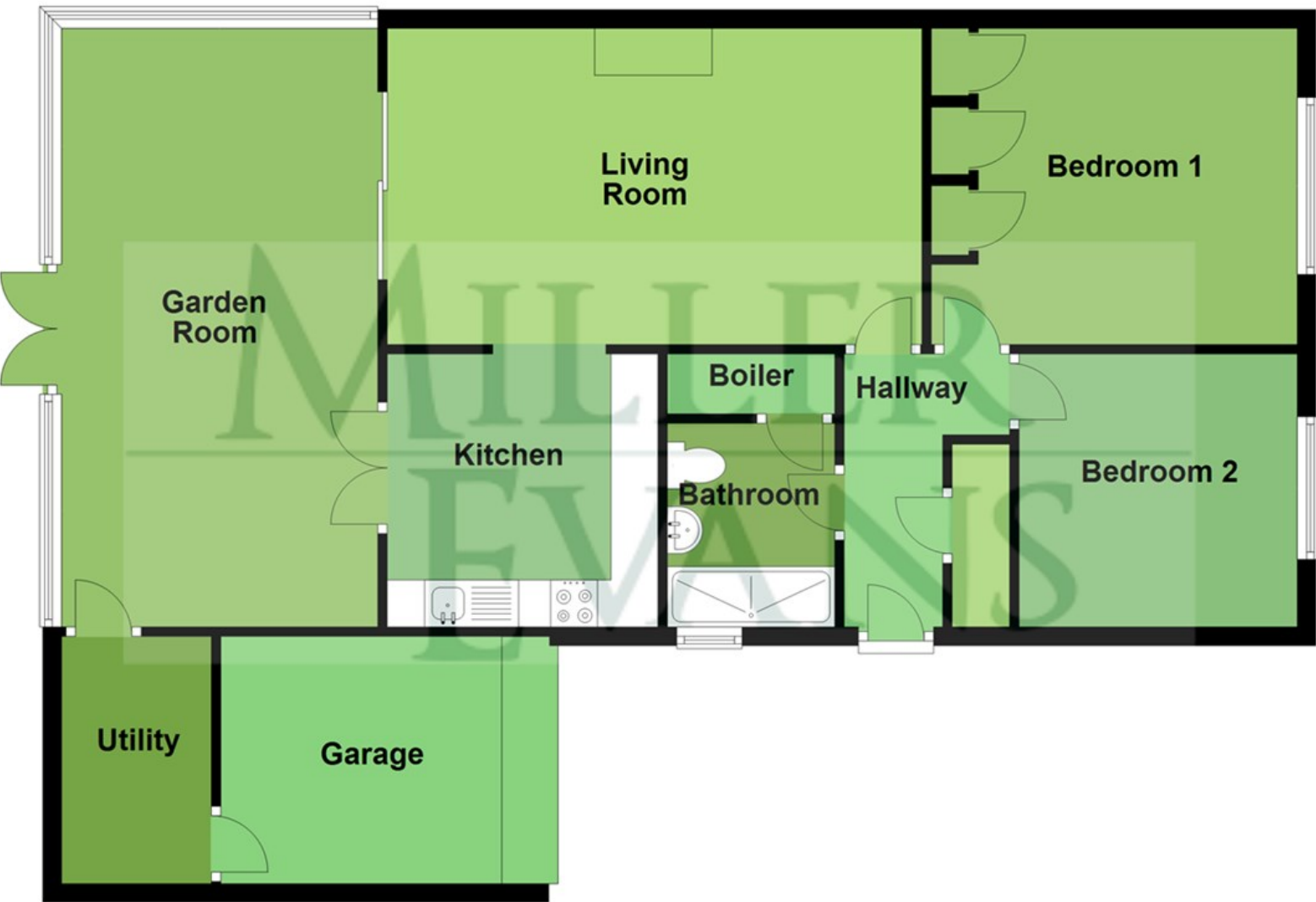




FLOOR PLANS ...

**Ground Floor**

Approx. 1049.6 sq. feet



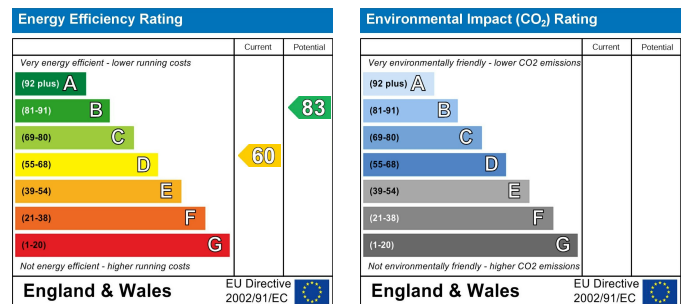
Total area: approx. 1049.6 sq. feet

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 by proceeding out of town on the A458 Much Wenlock Road and after entering the village of Cressage proceed up the bank before turning left onto Severn Way. Follow the road where the property will be found on the left 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.

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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