



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**8 Rumsey Close, Shrewsbury, SY3 8FJ**

**£279,950 Asking  
Price**

To view this property please call us on **01743 236 800** Ref: T7665?SL/KQ

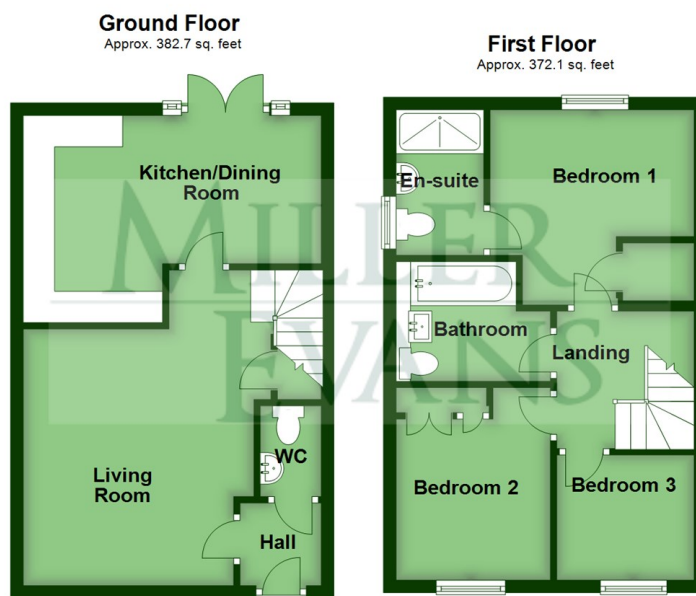
A well planned and well designed, newly built, three bedroom house, situated in a quite cul-de-sac.

This modern three bedroom property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property is situated in an enviable cul-de-sac position on this small, recently constructed and particularly conveniently placed residential development on the west side of Shrewsbury, close to excellent amenities including the town centre via the Quarry Park and Dingle Gardens, the Royal Shrewsbury hospital, popular schools and within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



## FLOOR PLANS



Total area: approx. 754.7 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, WC

### LIVING ROOM

16'6" x 15'7" (5.03m x 4.75m)

A pleasant room with window overlooking the front

### KITCHEN / DINING ROOM

10'10" x 15'7" (3.30m x 4.75m)

Superbly appointed and fitted with a range of matching modern units with integrated appliances

Glazed French doors opening onto the rear garden

STAIRCASE rising from living room to FIRST FLOOR LANDING

### BEDROOM 1

7'10" x 10'8" (2.39m x 3.25m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

10'1" x 8'1" (3.07m x 2.46m)

### BEDROOM 3

6'6" x 7'2" (1.99m x 2.19m)

### BATHROOM

Panelled bath with shower over

Wash hand basin, wc

## OUTSIDE THE PROPERTY

Forecourt to the front providing ample parking and serving the reception area.

There is an enclosed south west facing REAR GARDEN which is enclosed and laid to lawn with a paved patio 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. Proceed for some distance, turning right onto Whitfield Crescent. Turn right at the end and then right again onto Rumsey Close, where the property will be found in the right hand corner of the cul-de-sac.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

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

### TENURE

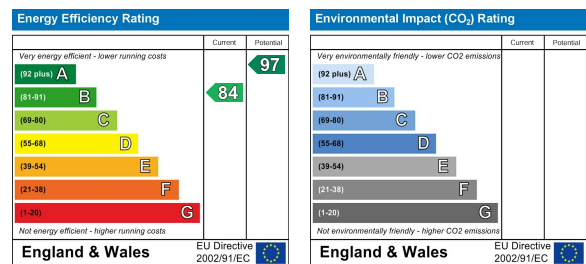
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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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