



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Ashdale Road, Cressage, Shrewsbury, SY5 6DT

£275,000 Region

To view this property please call us on **01743 236 800** Ref: C7484/WM/lrd

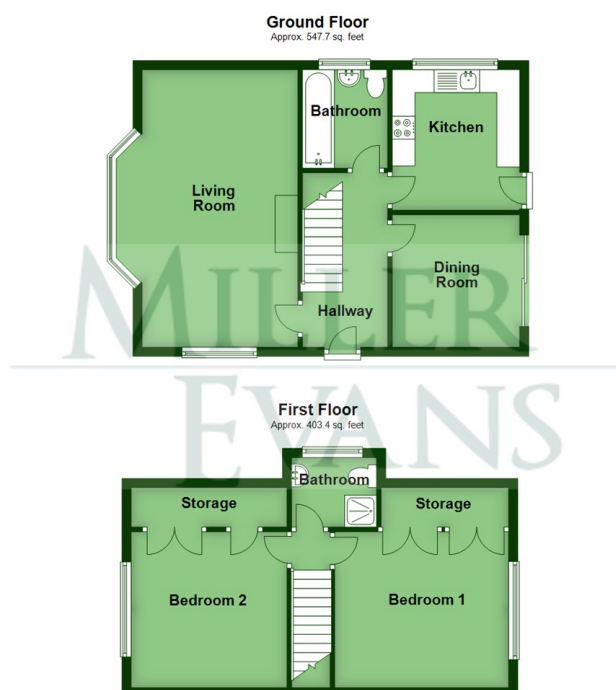
A well appointed, well maintained, two/three bedroomed chalet bungalow.

NO UPWARD CHAIN - This well presented and neatly kept chalet bungalow, briefly comprises: hallway, living room, dining room/third bedroom, fully fitted kitchen with integrated appliances and bathroom on the ground floor and two bedrooms and bathroom on the first floor. Spacious driveway, single garage and a deceptively large rear garden.

The property is pleasantly situated on this popular residential development, in the beautiful village of Cressage, which lies between Shrewsbury and Bridgnorth. Within the village are a range of excellent amenities including a primary school, church, village hall, doctors surgery, village shop and frequent bus service.



FLOOR PLANS



Total area: approx. 951.1 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY:

HALLWAY

LIVING ROOM

19'11" x 11'2" (6.08m x 3.41m)

Bay window to the side

Window to the front

Feature fireplace

DINING ROOM/BEDROOM 3

9'6" x 9'2" (2.90m x 2.79m)

Sliding doors to the patio

BATHROOM (ground floor)

Window to the rear

Panelled bath

Low flush WC

Wash hand basin

KITCHEN

10'1" x 9'2" (3.08m x 2.79m)

Modern kitchen, fitted with range of matching wall and base units

Integrated appliances

Exit door leading to the patio area

From the entrance hall, STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

11'3" x 12'6" (3.42m x 3.81m)

Internal storage

Window to rear

BEDROOM 2

11'3" x 11'3" (3.42m x 3.42m)

Internal storage

Window to front

BATHROOM (first floor)

Shower cubicle

Low flush WC

Wash hand basin

OUTSIDE THE PROPERTY

GARAGE

9' x 20' (2.74m x 6.10m)

Extra long single garage

The front of the property is approached over a long Tarmacadam drive, providing ample parking, an area which is predominantly laid to lawn with shrubbery borders.

To the rear, there is a paved patio, perfect for entertaining, an area predominantly laid to lawn with the rear garden fully enclosed with wooden fencing and mature hedging.

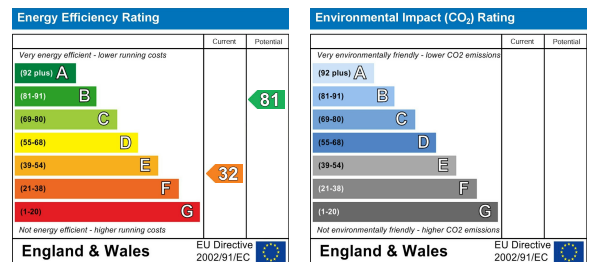


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury by proceeding out of town on the A458 Much Wenlock Road. After entering the village of Cressage, proceed up the bank before turning left onto Severn Way. Take the first right onto Ashdale Road where the property will be found on the left hand side in the far corner.



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: D

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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