



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**23 Oriel Way, Shrewsbury, SY3 6AS**

**£230,000 Asking  
Price**

To view this property please call us on **01743 236 800** Ref: T7683/WM/KQ



# A neatly kept and well maintained, modern, two bedroom semi-detached house.

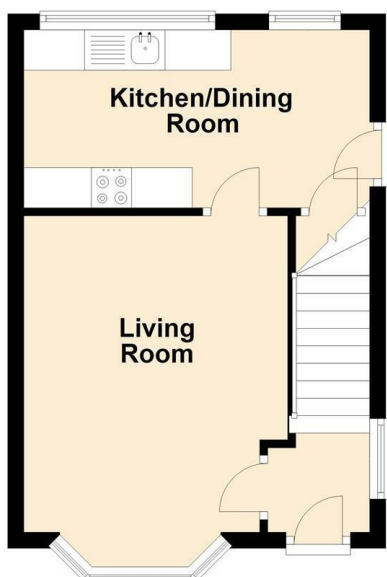
This neatly kept, modern, two bedroom semi-detached house briefly comprises; entrance hall, living room, kitchen/dining room, two bedrooms and bathroom. Parking and enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property is pleasantly situated in this popular and established residential area, close to excellent local amenities including good schools, local shops, doctors surgery, the Royal Shrewsbury Hospital and on a frequent bus service to the nearby town centre.

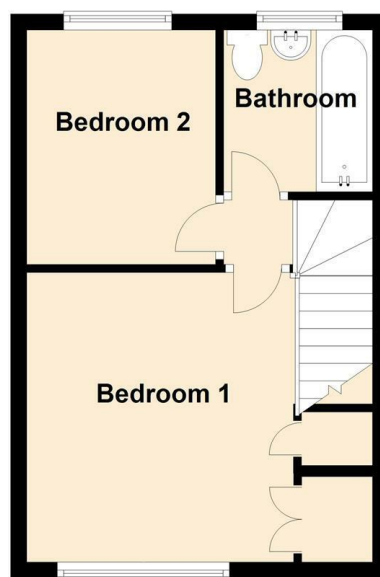


## FLOOR PLANS

**Ground Floor**  
Approx. 291.6 sq. feet



**First Floor**  
Approx. 305.9 sq. feet



Total area: approx. 597.5 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

12'11" x 10'9" (3.93m x 3.28m)

Bay window to the front

### KITCHEN / DINING ROOM

7'3" x 14'1" (2.21m x 4.30m)

Fitted with a range of matching wall and base units

Door to side

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

11'10" x 14'1" (3.60m x 4.30m)

Built in wardrobes

### BEDROOM 2

9'7" x 7'9" (2.91m x 2.35m)

## BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is divided from the road by a tarmac driveway flanked by lawn with flower and shrub beds and borders.

Enclosed REAR GARDEN laid to lawn with mature hedging and shrub borders.



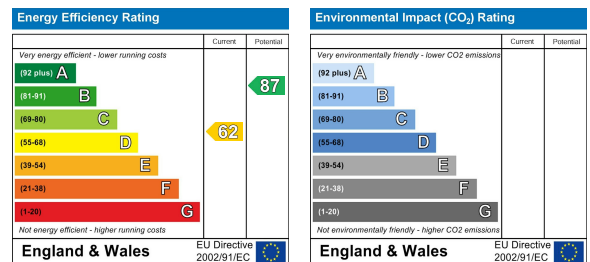


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophthorne Road. Continue to the island, taking the first exit onto Roman Road. At the next island, take the 3rd exit onto Radbrook Road. At the mini island, turn left into Bank Farm Road. Take the second right into St Anne's Way, then first left into Oriel Way, at the end of the road, bear right 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: B

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: 

 rightmove.co.uk  
The UK's number one property website

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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