



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**32 Twyfords Way, Shrewsbury, SY2 5XN**

**£210,000  
Guide Price**

To view this property please call us on **01743 236 800** Ref: T7694/SL/KQ

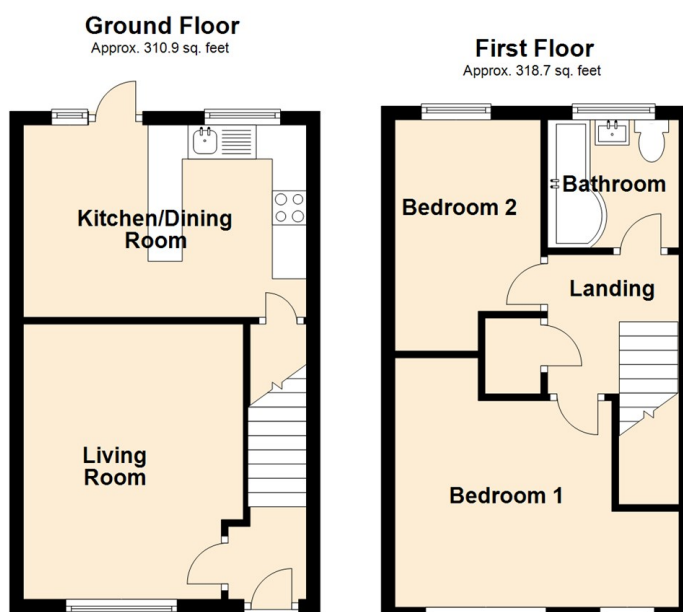
# An immaculate, well appointed and improved, two bedroom end terraced house.

This two bedroom end terraced property is neatly presented and has been much improved to provide well planned and well proportioned accommodation. The property benefits from gas fired central heating and double glazing.

The property is situated in a quiet cul-de-sac position on this popular and convenient residential development close to local amenities including; shops, schools and on a frequent bus service to the town centre.



## FLOOR PLANS



Total area: approx. 629.6 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### KITCHEN / DINING ROOM

9'3" x 13'7" (2.82m x 4.15m)

Neatly appointed and fitted with a range of matching modern units

French doors to rear garden

### LIVING ROOM

13'3" x 10'7" (4.04m x 3.23m)

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

12'0" x 10'5" (3.66m x 3.18m)

### BEDROOM 2

11'1" x 7'0" (3.39m x 2.14m)

### BATHROOM

Neatly appointed with a modern suite comprising;

Shower bath with shower unit over and shower screen  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

Open-plan forecourt to the front laid to lawn with a pathway serving the reception area. At the front of the property is an allocated parking space.

There is a good sized neatly kept REAR GARDEN laid to lawn with an extensive paved patio. The garden is enclosed by closely boarded wooden fencing with gateway access.

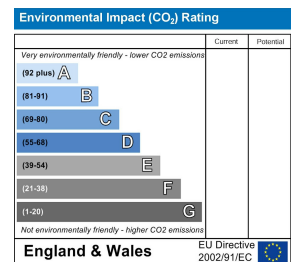
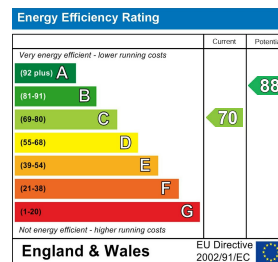


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights, turning left into Monkmoor Road. Continue for some distance, eventually turning right into Clive Road. After a further distance turn left into Forest Way. At the top of Forest Way, turn left into Shaw Road and after a further distance, turn left into Twyford Way, where the property will be found on the right hand side towards the bottom 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: 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:



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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