





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

42 White Lodge Park, Shawbury, Shrewsbury, SY4 4NT

£249,900

A well presented and well maintained 3 bedroom semi detached family home.

This well presented and well maintained three bedroom semi-detached house with rooms of pleasing dimensions throughout, briefly comprises: WC, kitchen, utility, dining room, reception room on the ground floor; three bedrooms and family bathroom on the first floor. Single garage and neatly kept rear garden.

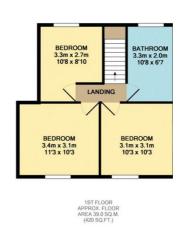
The property is pleasantly situated in a quiet cul-de-sac position within the popular village of Shawbury where there is an excellent range of local amenities including primary school, village church, local Co-Op and butchers, the renowned Fox & Hounds public house and a frequent bus service. Shawbury is well placed for easy commuter access to Shrewsbury, Telford and Newport.





FLOOR PLANS





GROUND FLOOR APPROX. FLOOR AREA 51.6 SQ.M.

TOTAL APPROX. FLOOR AREA 90,6 S.O.M. (975 SO.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error mission, or mis-attement. This plan is of influstative purposes only and should be laved as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operatingly or efficiency can be given.

INSIDE THE PROPERTY

6'6" x 4'3" (2.0 x 1.3)

KITCHEN

13'5" x 12'5" (4.1 x 3.8) A range of matching wall and base units Window to the front

UTILITY ROOM

6'6" x 3'3" (2.0 x 1.0)

DINING ROOM

9'2" x 8'2" (2.8 x 2.5) Window to the front

RECEPTION ROOM

20'11" x 17'0" (6.4 x 5.2)

Spacious with doors leading to the rear garden

From the reception room, STAIRCASE rises to FIRST FLOOR To the rear of the property, there is an area predominantly laid LANDING

BEDROOM 1

11'1" x 10'2" (3.4 x 3.1) Window to the front

BEDROOM 2

10'2" x 10'2" (3.1 x 3.1) Window to the front

BEDROOM 3

10'9" x 8'10" (3.3 x 2.7) Window to the rear

BATHROOM

10'9" x 6'6" (3.3 x 2.0) White suite: Panelled bath Low flush wc Wash hand basis

OUTSIDE THE PROPERTY

The property is approached over a concrete driveway with an area predominantly laid to lawn. There is space for two cars and access to the single garage.

to lawn, with floral and shrubbery borders, enclosed by wooden fencing and an area perfect for entertaining.









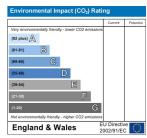
HOW TO FIND THIS PROPERTY

From Shrewsbury, proceed out of town on the A5191. Continue along this road until you reach Battlefield roundabout. Take the third exit onto the A53 and continue along this road until you reach Shawbury. Take a right turn onto White Lodge Park, a left, then first right where the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

Very energy efficient - lapter running costs (20 plays) A (81-91) B (89-80) C (39-44) E (21-30) F (100 energy efficient - higher running costs England & Wales England & Wales



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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