



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**14 White Lodge Park, Shawbury, Shrewsbury, SY4 4NS**

**£220,000 Region**

To view this property please call us on **01743 236 800** Ref: C7508/WM/KQ



# Three bedroom detached dormer bungalow in need of modernisation.

This three bedroom detached dormer bungalow is in need of modernisation and upgrading, but provides well proportioned accommodation briefly comprising; entrance hall, lounge/dining room, kitchen, two bedrooms and shower room to the ground floor. Bedroom three to the first floor. Garage and workshop, parking. Gardens.

The property occupies a pleasant position in the popular village of Shawbury, where there is an excellent range of local amenities including; a primary school, village Church, co-op, butchers and a public house. The property is also well placed within easy reach of Shrewsbury, Telford and Newport.



## FLOOR PLANS



## INSIDE THE PROPERTY

### ENTRANCE HALL

### KITCHEN

8'3" x 10'6" (2.52m x 3.21m)  
Range of wall and base units  
Window

### LOUNGE / DINING ROOM

12'9" x 16'6" (3.89m x 5.03m)  
Window

### BEDROOM 1

10'7" x 12'8" (3.23m x 3.85m)  
Window  
Door to rear garden

### BEDROOM 2

10'5" x 9'7" (3.17m x 2.91m)  
Window

### BATHROOM

Shower cubicle  
Wash hand basin, wc

STAIRCASE rising to:

### BEDROOM 3

10'5" x 7'4" (3.18m x 2.23m)  
Window

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

Double doors  
Access to REAR WORKSHOP

The property is approached over a gravelled driveway providing parking and access to the garage. There is an area laid to lawn with shrubbery borders and mature hedging. Access to the side of the property laid to lawn and giving access to the rear garden.

REAR GARDEN laid to lawn with greenhouse and garden shed.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A53 (Market Drayton Road) and proceed into the village of Shawbury and after passing over the mini roundabout take the next right hand turn into Whitelodge Park. Turn immediately left, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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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