



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Derwent Avenue, Shrewsbury, SY1 3RU

£200,000 Region

To view this property please call us on **01743 236 800** Ref: T7357/SL/KQ

A neatly kept, well maintained and much loved, three bedroom mid-terraced house.

This three bedroom property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing.

The property is well placed in this popular and convenient location, within easy reach of local shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

SPACIOUS LOUNGE

14'8" x 15'8" (4.48m x 4.78m)

Glazed French doors opening onto the rear garden

KITCHEN / DINING ROOM

10'7" x 9'10" (3.23m x 2.99m)

Neatly appointed and fitted with a range of matching modern units

From the entrance hall STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

14'8" x 9'8" (4.48m x 2.95m)

BEDROOM 2

10'7" x 6'11" (3.23m x 2.10m)

BEDROOM 3

8'11" x 6'9" (2.73m x 2.06m)

BATHROOM

Neatly appointed with a modern panelled bath

Wash hand basin

SEPARATE WC

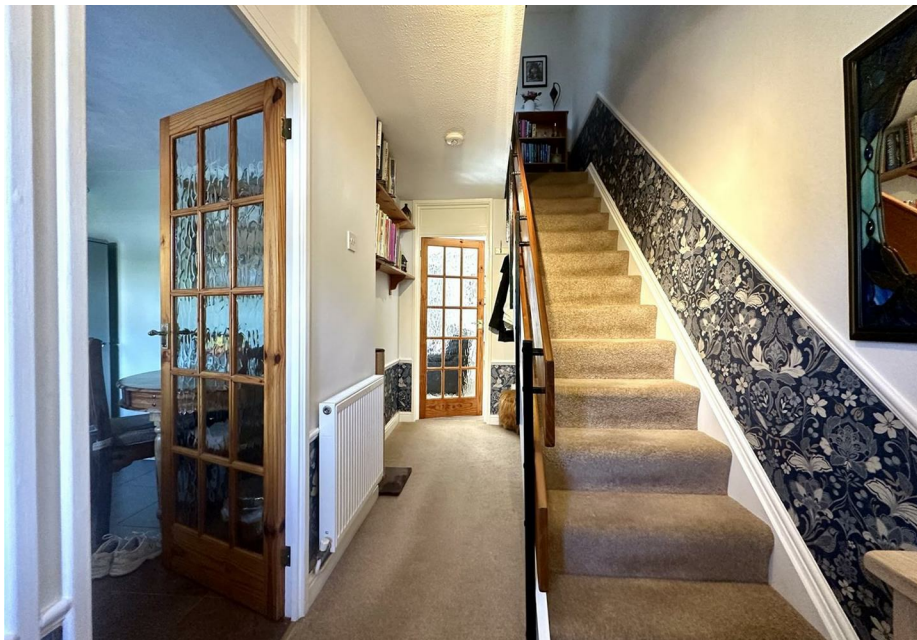
OUTSIDE THE PROPERTY

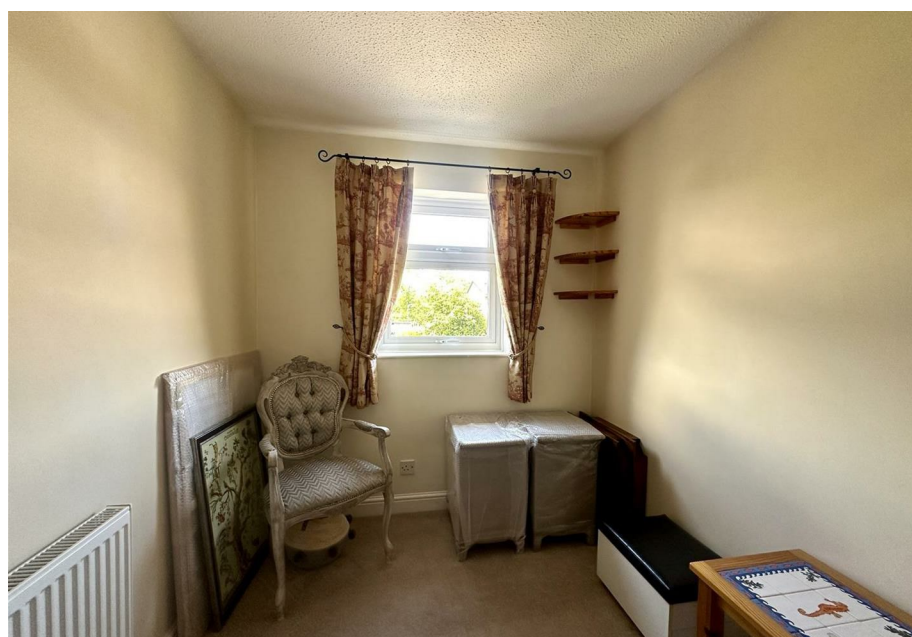
BRICK BUILT DRY STORE

9'5" x 5'1" (2.86m x 1.55m)

The property is divided from the road by a neatly kept forecourt with shrubs and trees and driveway providing parking and a pathway serving the reception area.

There is a particularly attractive and enclosed LANDSCAPED REAR GARDEN with a paved patio, ornamental specimen tree and a lower level laid to lawn with retaining walls with a wealth of shrubs and herbaceous plants. The whole is enclosed on all sides with an open outlook to the rear.







FLOOR PLANS ...

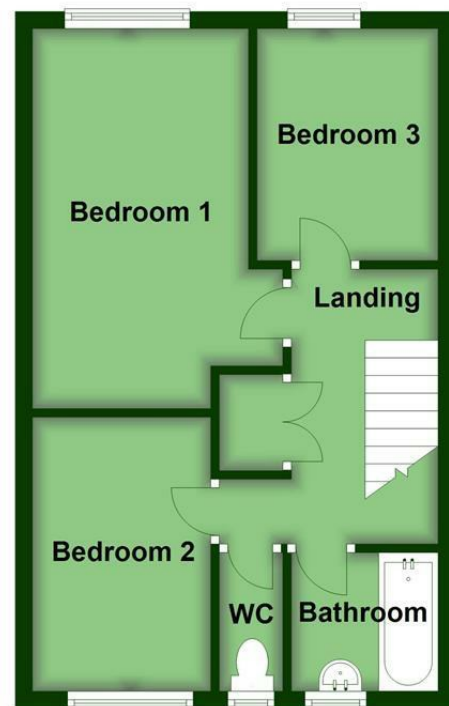
Ground Floor

Approx. 450.6 sq. feet



First Floor

Approx. 398.9 sq. feet



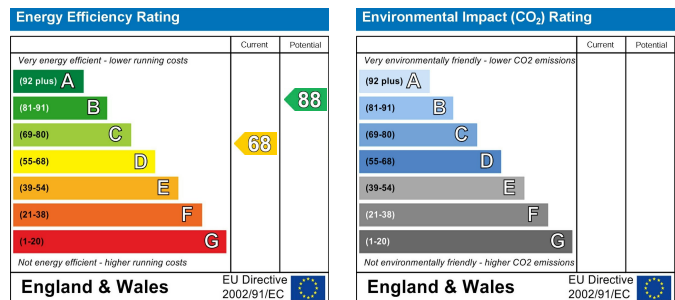
Total area: approx. 849.5 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ellesmere Road. After some distance, turn right into Harlescott Lane. Continue along for some distance, eventually turning right into Derwent Avenue, where the property will be found on the right 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:



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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