



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Dickens Place, Shrewsbury, SY3 8ZB

£300,000 Region

To view this property please call us on **01743 236 800** Ref: T7714/SL/KQ

A neatly kept, well maintained and appointed, modern, two/three bedroom detached bungalow.

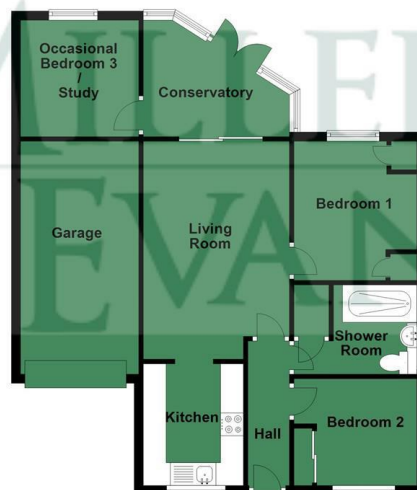
This well maintained detached bungalow provides well planned accommodation briefly comprising; entrance hall, living room, kitchen, conservatory, study/bedroom, two further bedrooms and shower room. Garage and parking. Easily maintained gardens. The property benefits from gas fired central heating and double glazing.

The property is situated at the end of this pleasant and quiet cul-de-sac, well placed within reach of excellent amenities including local shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

Floor Plan
Approx. 779.4 sq. feet



Total area: approx. 779.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Tiled floor

LIVING ROOM

15'8" x 10'6" (4.78m x 3.20m)

A pleasant room with fitted electric fire

Archway to:

KITCHEN

8'9" x 7'2" (2.67m x 2.19m)

Range of matching wall and base units.

Double glazed sliding doors to:

CONSERVATORY

Picture windows and glazed French doors to the rear garden.

Door to study/bedroom.

BEDROOM 1

10'0" x 8'10" (3.05m x 2.69m)

Two built in wardrobes

Window to the rear garden

BEDROOM 2

7'8" x 8'10" (2.34m x 2.69m)

Window to the front

Built in wardrobe

SHOWER ROOM

Attractively appointed with a walk in shower with glazed shower screen

Wash hand basin with vanity cupboard, wc

Large airing cupboard enclosing insulated cylinder and slatted shelving.

STUDY / OCCASSIONAL BEDROOM 3

8'4" x 8'6" (2.55m x 2.59m)

Window to rear.

OUTSIDE THE PROPERTY

GARAGE

The property is set back from the road by an attractive open-plan forecourt with lawn and rockery displays, a pathway serves the reception area. There is a tarmacadam drive to the side which provides parking and serves the garage.

There is a neatly kept and easily maintained REAR GARDEN with extensive paved patio areas with floral and shrubbery displays. The whole garden being enclosed by closely boarded wooden fencing with a pleasant open aspect to the rear, affording the garden considerable privacy.

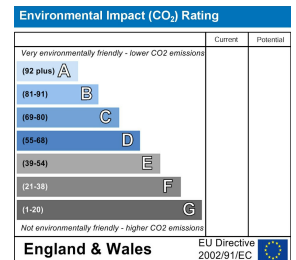
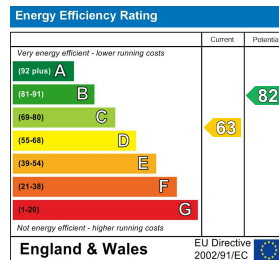


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Mytton Oak Road. After some distance, turn left into Crowmeole Lane. Continue for some distance, bearing right into Churchill Road. Turn left into Dickens Place where the bungalow will be found.



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: C

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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