

**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Racecourse Avenue, Shrewsbury, SY2 5BU

£235,000 Region

To view this property please call us on **01743 236 800** Ref: T7701/SL/lrd

A neatly kept, well appointed and improved 3 bedroomed, semi-detached house in a popular and convenient residential area

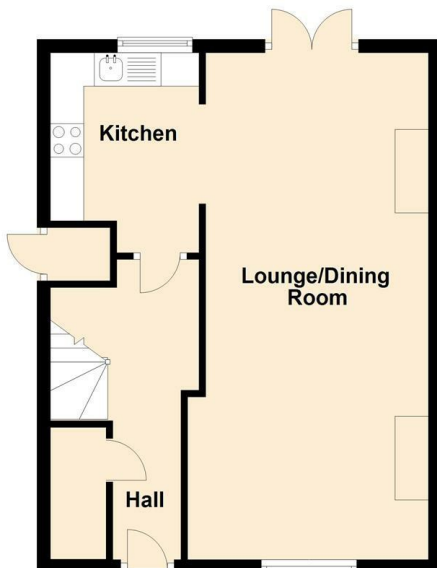
This property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. On the ground floor there is a pleasant open plan layout. The property benefits from full gas fired central heating, double glazing and briefly comprises: entrance hall, open plan living/dining room, kitchen; three bedrooms and family bathroom. Parking to the front and enclosed garden to the rear with entertaining space.

The property is well placed in this popular residential area and conveniently situated within reach of excellent amenities which includes the near by town centre and ease of access to the Shrewsbury bypass and M54 link to the West Midlands.

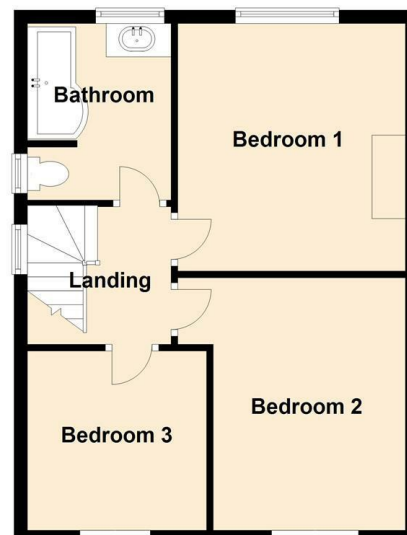


FLOOR PLANS

Ground Floor
Approx. 559.4 sq. feet



First Floor
Approx. 462.5 sq. feet



Total area: approx. 1021.8 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

Large built in storage cupboard

LOUNGE/DINING ROOM

24'11" x 11'10" (7.59m x 3.61m)

Pleasant through lounge/dining room with window to the front and glazed French doors opening and overlooking the rear garden

Archway to:

KITCHEN

9'10" x 7'4" (3.00m x 2.23m)

Neatly appointed and fitted with a range of modern units

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'2" x 11'2" (3.71m x 3.41m)

Window to rear

BEDROOM 2

12'5" x 9'5" (3.78m x 2.88m)

Window to front

BEDROOM 3

8'10" x 8'10" (2.69m x 2.68m)

Window to front

BATHROOM

Neatly appointed with a shower bath

Dressing surface with inset wash hand basin

WC low type flush

OUTSIDE THE PROPERTY

To the front, there is a generous Tarmacadam forecourt which provides ample parking space and serves the formal reception area.

To the rear, there is a small enclosed garden with an under-cover entertaining space, the remainder laid to lawn. Access to the side of the property where there is built in storage and a gateway allowing access to the front.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and along Abbey Foregate to the traffic lights. At the lights, turn left into Monkmoor Road and continue for some distance, eventually turning right into Crowmere Road and first left into Racecourse Avenue, where the property will be found after a short distance 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

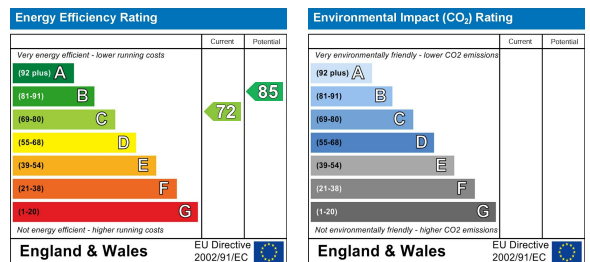
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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:

rightmove.co.uk
The UK's number one property website

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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