

**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**1 Montrose Place, Bicton Heath, Shrewsbury, SY3 5EN**

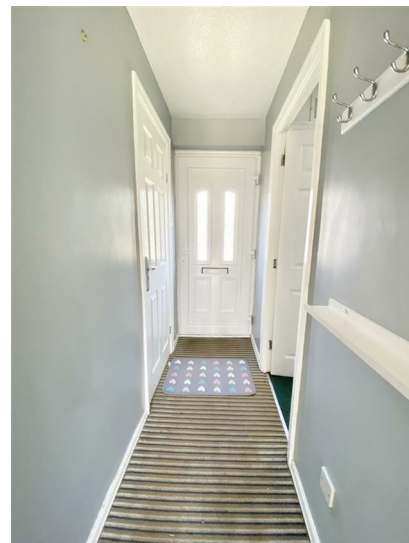
**£155,000 Region**

To view this property please call us on **01743 236 800** Ref: T7726/SL/lrd

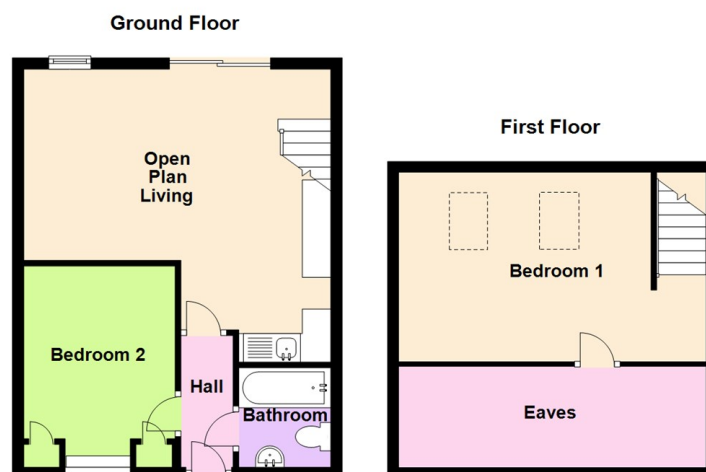
A neatly kept and well presented modern, 2 bedroom terraced house, situated in a pleasant end of cul-de-sac position, on this conveniently placed residential development.

The property provides well planned and well proportioned accommodation throughout. Rooms have pleasing dimensions and benefit from gas fired central heating and double glazing. The accommodation briefly comprises: entrance hall, open plan living, ground floor bedroom 2 and bathroom. To the first floor, bedroom 1 with eaves storage. Enclosed rear garden with patio area. Allocated parking space.

The property is situated at the end of a pleasant cul-de-sac, on this convenient and established residential development, on the western fringe of Shrewsbury. Well placed within reach of excellent amenities including local shops, popular schools, the Royal Shrewsbury Hospital and bus service to the town centre. The property is also well placed for the Shrewsbury bypass which allows ease of access onto the A5 and the M54 motorway link to the West Midlands.



## FLOOR PLANS



## INSIDE THE PROPERTY

Panelled and part glazed door to:

### ENTRANCE HALL

### OPEN PLAN LIVING

11'0" x 17'8" (3.35m x 5.38m)

L-shaped open plan living space, incorporating kitchen area which is fitted with a range of matching units

Double glazed patio doors opening and overlooking the rear garden

Further window overlooking the rear garden

### GROUND FLOOR BEDROOM 2

11'7" x 8'9" (3.53m x 2.66m)

Window to the front

### BATHROOM

Panelled bath and shower

WC low type flush

Pedestal wash hand basin

From the open plan living area, a STAIRCASE with handrail and balustrade, rises to the FIRST FLOOR:

### FIRST FLOOR BEDROOM 1

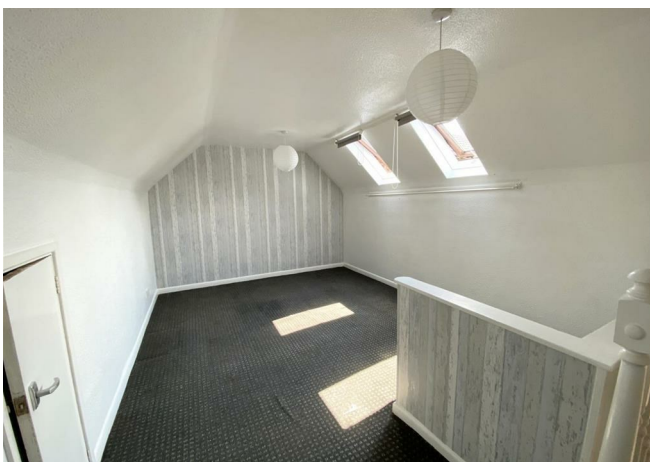
10'10" x 17'8" (3.30m x 5.38m)

Two Velux windows and access to useful EAVES storage

### OUTSIDE THE PROPERTY

To the front, the property is set back from the road by an open plan forecourt which is laid to lawn with a paved pathway serving the formal reception area. Allocated parking space.

To the rear, there is a good sized garden with a paved patio and lawn. The whole well enclosed on all sides.

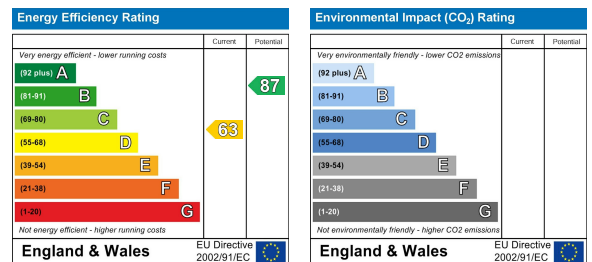


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along the Mytton Oak Road, passing the Royal Shrewsbury Hospital on the right hand side. Continue for a further distance to Bowbrook, eventually turning right into Gains Park Way. Continue along Gains Park Way for some distance, eventually turning right into The Paddocks. Follow the road to the end of the cul-de-sac (Note: the road bends twice to the left - first left bend is just after 'The Onslow' and then bends twice to the right). Thereafter, the property will be found adjacent to the parking area 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: A

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: OnTheMarket.com

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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