



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Bufton Close, Shrewsbury, SY3 8FH**

**£260,000 Region**

To view this property please call us on **01743 236 800** Ref: T7729/SL/KQ

# A particularly well appointed, neatly kept and recently constructed, two bedroom townhouse.

This two bedroom property is particularly well appointed and provides well planned accommodation briefly comprising; entrance hall, cloakroom, living room, kitchen/dining room, two bedrooms and bathroom. Parking. Enclosed garden. The property benefits from gas fired central heating and double glazing.

The property is situated in a cul-de-sac position, on this small exclusive and recently constructed residential development on the western fringe of Shrewsbury. The property is well placed within easy reach of the town centre with its many fashionable bars and restaurants, the Theatre Severn and the Shrewsbury railway station. The property is also conveniently placed within reach of the Royal Shrewsbury hospital and popular schools.



## FLOOR PLANS

**Ground Floor**  
Approx. 338.6 sq. feet



**First Floor**  
Approx. 324.2 sq. feet



Total area: approx. 662.7 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

15'7" x 13'2" (4.74m x 4.01m)

A pleasant room with window to the front

### KITCHEN / DINING ROOM

8'9" x 13'2" (2.67m x 4.01m)

Neatly appointed and fitted with a range of matching units with integrated appliances

French doors to the rear garden

STAIRCASE rising from living room to FIRST FLOOR LANDING with built in linen cupboard and access to roof space.

### BEDROOMM 1

8'9" x 13'2" (2.67m x 4.01m)

### BEDROOM 2

6'7" x 13'2" (2.00m x 4.01m)

### BATHROOM

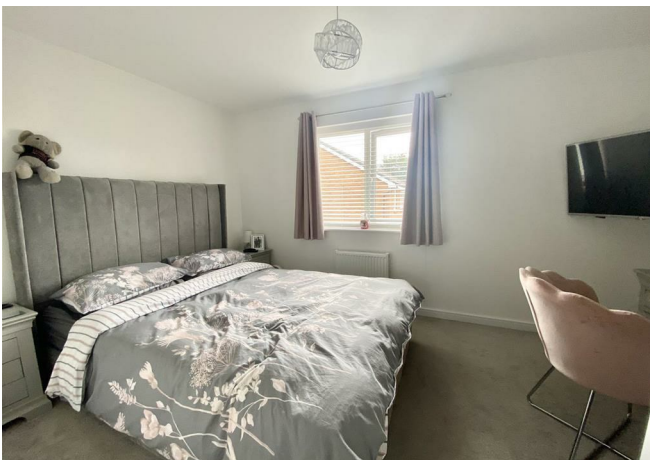
Neatly appointed with a modern panelled bath with shower over

Wash hand basin, wc

## OUTSIDE THE PROPERTY

There is a generous forecourt to the front, providing parking space for two cars and serving the reception area with a small area of garden laid to lawn.

There is an attractive and enclosed, easily maintained REAR GARDEN with a paved patio area, artificial lawn, raised beds with pebbled features. The whole being enclosed on all sides by closely boarded wooden fencing.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophthorne Road. Continue for some distance, eventually turning right into Whitfield Crescent. Continue to the T Junction, turning right and follow the road onto Bufton Close where the property will be found.



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

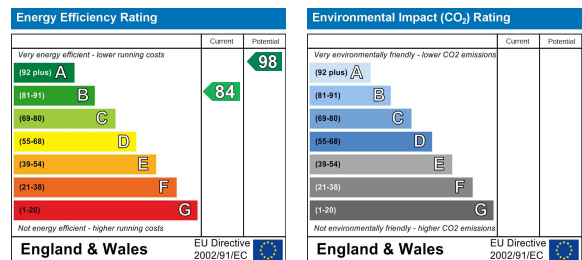
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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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