



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Kingswood Crescent, Shrewsbury SY3 8UU

£425,000 Region

To view this property please call us on **01743 236 800** Ref: T7606/SL/MU

A particularly well appointed, well maintained and much improved three bedroom detached bungalow, situated in a quiet cul-de-sac position.

This three bedroom detached bungalow provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and has been much improved by the currently owner to provide comfortable living accommodation which would the benefit of gas-fired central heating and double glazing.

Situated in an enviable cul-de-sac position in this popular residential area, well placed within reach of excellent amenities including local shops, popular schools, the Royal Shrewsbury Hospital and a frequent bus service to the town centre with its many fashionable bars, restaurants, Theatre Severn and the Quarry Park and Dingle Gardens.



FLOOR PLANS



Total area: approx. 1275.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

Part glazed door to :

ENTRANCE HALL

Attractive herringbone patterned woodblock floor
Built in cloaks cupboard
Further built in storage cupboard.

L SHAPED LOUNGE/DINING ROOM

22'9" x 15'10" (6.93m x 4.83m)

Feature full length window overlooking the garden to the front and side
Italian marble fireplace
Double glazed sliding patio doors opening onto and overlooking the garden.

KITCHEN

8'10" x 11'0" (2.70m x 3.35m)

Attractively appointed with a matching range of modern units.

BEDROOM 1

12'10" x 10'2" (3.91m x 3.10m)

Window to front.

BEDROOM 2

9'0" x 10'2" (2.74m x 3.10m)

Window overlooking the rear garden.

BEDROOM 3

11'1" x 8'3" (3.37m x 2.51m)

Window with similar outlooks to bedroom one.

SHOWER ROOM

Attractively appointed with a large walk in shower with glazed shower screen and Direct mixer shower
Dressing surface with hand basin
WC with concealed flush.

GLAZED LOOBY

Allowing access to the garden.

GARAGE

With double doors and concrete floor

OUTSIDE WC

OUTSIDE THE PROPERTY

TO THE FRONT the property is divided from the road by a well maintained closely boarded wooden fence with double ornamental gates allowing access over a concrete drive, which provides parking and serves the garage. An additional ornamental gateway allows access to a pathway serving the formal reception area with a forecourt laid to lawn with inset tree and shrubbery display.

The GARDENS extend to the side of the bungalow and enjoy a sunny south westerly aspect with veranda and paved patio and terrace, neatly kept lawn with a variety of ornamental trees and shrubs. The whole being well stocked and enclosed on all sides by closely boarded wooden fencing.

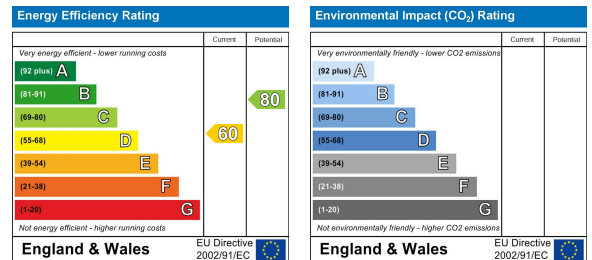


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the first exit into Copthorne Road and continue the full length of Copthorne Road to the Mytton Oak traffic island. Take the second exit into Mytton Oak Road and continue for a further distance eventually turning right into Swiss Farm Road and left into Kingswood Crescent. Follow the road round where the property will be found 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: D

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.

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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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