



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 St. Eata's Lane, Atcham, Shrewsbury, SY5 6QA

£280,000 Region

To view this property please call us on **01743 236 800** Ref: C7528/WM/KQ

A neatly kept three bedroom semi-detached family house.

This well presented three bedroom semi-detached family house briefly comprises; porch, living room, dining room, kitchen, three bedrooms and bathroom. Garage, car port. Good sized rear garden.

The property occupies a pleasant and convenient position close to Shrewsbury by-pass with M54 link to the West Midlands, while also being well placed within easy reach of the town centre, local Mytton and Mermaid restaurant and Attingham Park national trust.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

Window to the side

LIVING ROOM

14'11" x 13'10" (4.54m x 4.22m)

Feature fireplace

DINING ROOM

7'8" x 10'6" (2.34m x 3.21m)

Opening to:

KITCHEN

6'11" x 10'6" (2.10m x 3.21m)

Range of matching wall and base units

Door to garden

STAIRCASE rising from living room to FIRST FLOOR LANDING

BEDROOM 1

8'8" x 11'4" (2.65m x 3.46m)

Built in wardrobes

BEDROOM 2

8'8" x 10'0" (2.65m x 3.04m)

BEDROOM 3

6'4" x 8'6" (1.94m x 2.59m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

CAR PORT

The property is approached over a shared driveway leading to the carport and single garage, pathway to reception area with shrub borders.

Good sized private REAR GARDEN laid to lawn with paved patio, pond, stone walled feature and mature beds and borders.

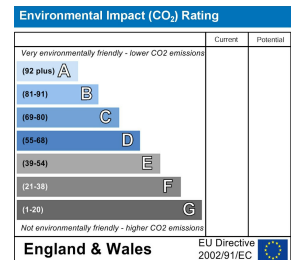
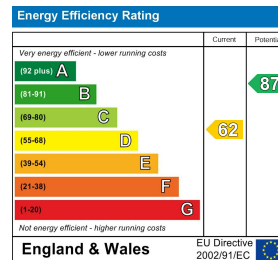


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along London Road to the Emstrey Island. Take the second exit, straight over the Emstrey Island, taking the B4380 towards Atcham. Proceed past the Mytton & Mermaid and turn right onto Malthouse Lane. Take the second left onto St Eatas Lane, where the property will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage 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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