



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 Leamore Crescent, Shrewsbury, SY3 7QB**

**£280,000 Region**

To view this property please call us on **01743 236 800** Ref: T7744/SL/KQ



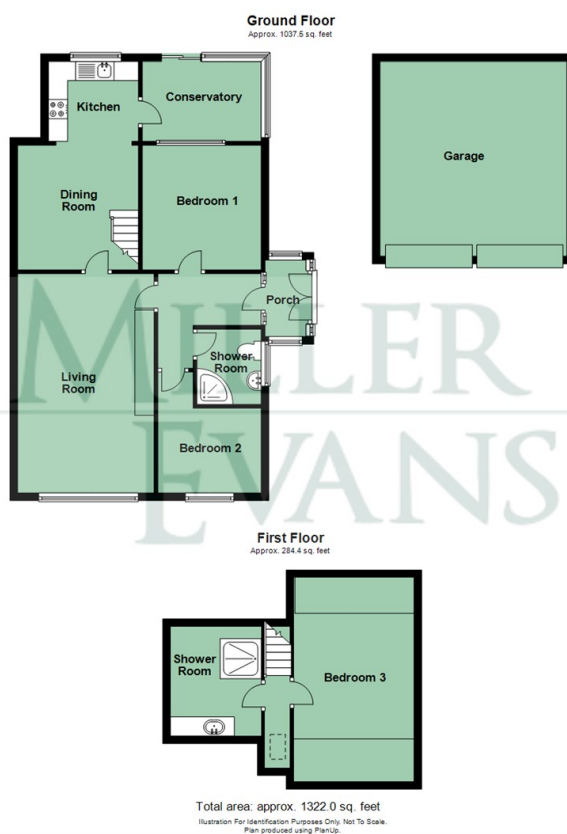
# A neatly kept and improved, chalet style three bedroom bungalow.

This three bedroom chalet style bungalow has been improved by the current owner to provide comfortable well planned accommodation over two floors, on the ground floor there is an entrance hall, attractive lounge, kitchen/dining room, conservatory, two bedrooms and shower room. On the first floor is a further bedroom with shower room. Sectional double garage and parking. Attractive well stocked front and rear gardens. Gas fired central heating, solar panels and double glazing.

The property is situated in this popular and convenient residential area, well placed within reach of excellent amenities including local shops, schools, the town centre and within easy reach of the Shrewsbury by-pass with easy access onto the M54 motorway link.



## FLOOR PLANS



## INSIDE THE PROPERTY

### GLAZED ENTRANCE PORCH

Panelled and part glazed door to:

### ENTRANCE HALL

### LIVING ROOM

18'9" x 11'8" (5.71m x 3.56m)

A pleasant room with window overlooking the front  
Attractive fireplace feature

### DINING ROOM

10'8" x 10'4" (3.25m x 3.15m)

Archway to:

### KITCHEN

6'10" x 7'9" (2.08m x 2.35m)

Fitted with a range of matching units

Glazed door to:

### CONSERVATORY

Full length picture windows overlooking the rear garden

### BEDROOM 1

10'8" x 10'2" (3.25m x 3.10m)

### BEDROOM 2

6'7" x 8'10" (2.00m x 2.69m)

### SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

From the dining room, a STAIRCASE rises to a FIRST FLOOR LANDING

### BEDROOM 3

17'5" x 10'3" (5.31m x 3.13m)

Access to useful eaves storage

### SHOWER ROOM

Walk in shower

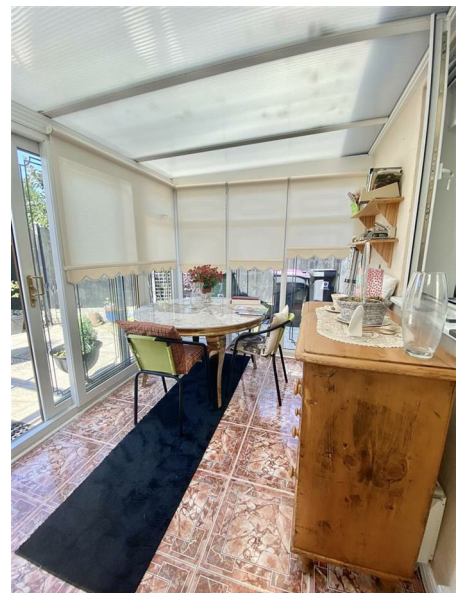
Dressing surface with hand basin

## OUTSIDE THE PROPERTY

### DETACHED DOUBLE SECTIONAL GARAGE

The property is divided from the road by an ornamental dwarf wall and approached through a pillared entrance over a pressed pattered concrete drive. There is an attractive forecourt which is gravelled with floral and shrubbery beds and borders. A further gravelled hard standing provides additional parking space with raised rockery and shrubbery display. Double wrought iron gates allow access to the side, where the pressed pattered concrete hardstanding continues to an enclosed COURTYARD GARDEN which serves the formal reception area.

There is an attractive and neatly kept LANDSCAPED REAR GARDEN with an extensive paved patio area, raised decked terrace with rustic Pergola providing an ideal entertaining space and artificial lawn with shaped shrubbery and gravelled borders. The whole 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 English Bridge around the gyratory system into Old Potts Way. Continue to the first traffic island and take the 3rd exit. Continue to the next island, taking the 3rd exit into Sutton Lane. Turn right into Adams Ridge. Continue to Brook Road, where Leamore Crescent will be found on the left hand side.



### 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

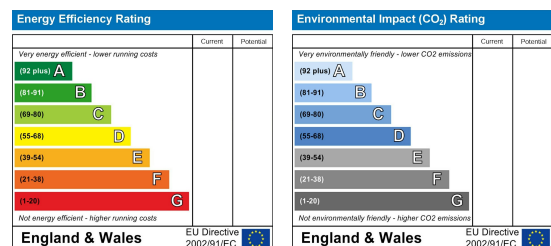
Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: 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.



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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