



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Winfred Close, Shrewsbury, SY2 5NU

£275,000 Region

To view this property please call us on **01743 236 800** Ref: T7743/SL/KQ

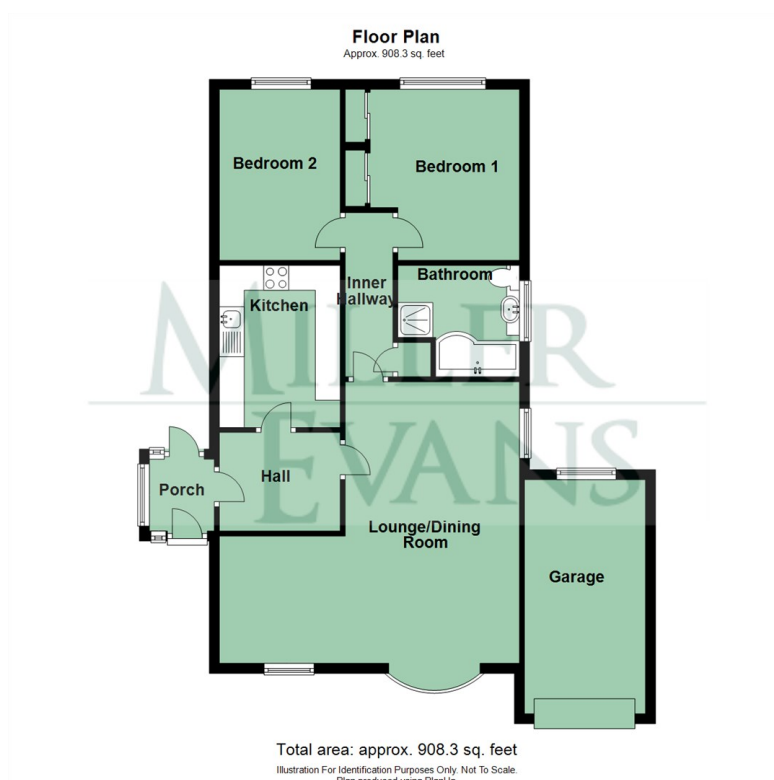
A neatly kept and well appointed, modern, detached two bedroom bungalow residence.

This two bedroom detached bungalow provides well planned accommodation with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property is pleasantly situated in this enviable and quiet cul-de-sac location within easy reach of local amenities, excellent schools, a frequent bus service to the town centre and the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE / DINING ROOM

19'4" x 19'9" (5.89m x 6.02m)

A pleasant room with two windows overlooking the front garden

Further side window

KITCHEN

10'8" x 7'11" (3.25m x 2.42m)

Neatly appointed and fitted with a range of matching modern units

BEDROOM 1

11'3" x 11'5" (3.43m x 3.49m)

Window overlooking the rear garden

BEDROOM 2

11'3" x 7'11" (3.43m x 2.42m)

Window overlooking the rear garden

BATHROOM

Panelled bath

Wash hand basin, wc

Separate shower cubicle

OUTSIDE THE PROPERTY

GARAGE

The property is set back and divided from the road by a neatly kept forecourt, which is laid to lawn with shrubs and trees and approached over a drive providing ample parking and serving the garage and reception area.

Encloses REAR GARDEN laid to lawn with a variety of mature shrub beds and borders. Garden store shed.

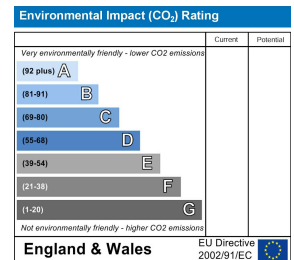
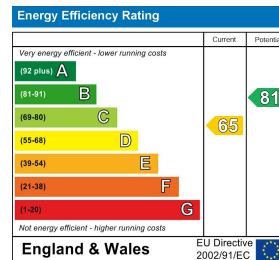


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column island. Take the first exit into Preston Street and continue to the top of Preston Street, bearing left into Portland Crescent. After a short distance, turn left into Winifred Close where the property will be found on the right 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: 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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