



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

196 New Park Road, Shrewsbury, SY1 2SP

£220,000 Region

To view this property please call us on **01743 236 800** Ref: T7766/SL/lrd

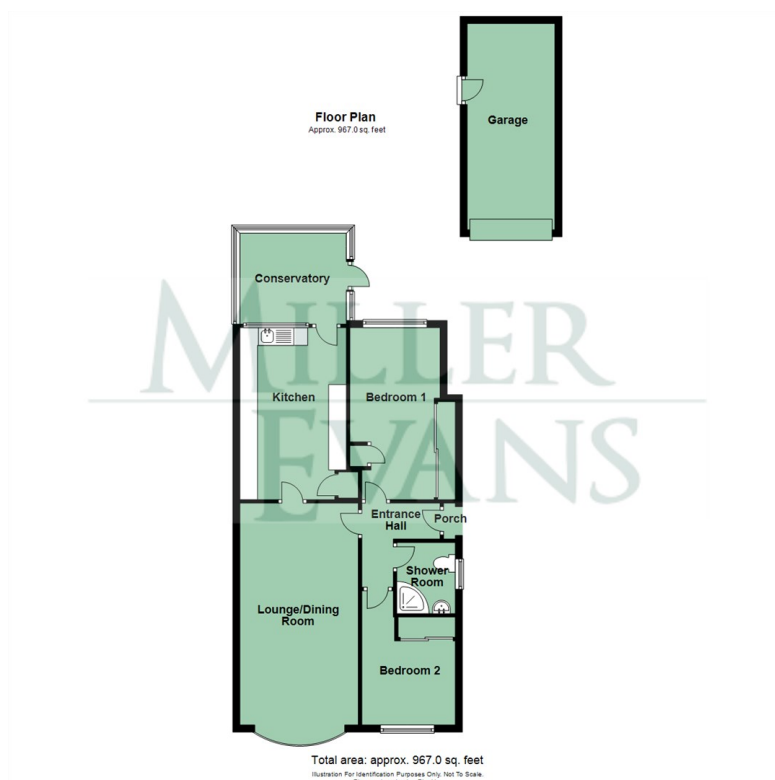
A neatly maintained, much loved and extended 2 bedroom semi-detached bungalow, situated in a convenient and popular residential area.

The bungalow provides well planned and well proportioned accommodation throughout and has been extended to provide generous rooms of pleasing dimensions. The property benefits from full gas fired central heating and double glazing and briefly comprises: entrance porch, hall, lounge/dining room, extended kitchen, conservatory, two bedrooms and shower room. Single garage, driveway and parking. Enclosed, neatly kept rear garden.

The property is situated in this popular and convenient residential area, within easy reach of excellent local amenities including shops and schools. The property is also well placed for river walks along the banks of the River Severn and also within easy reach of the nearby town centre with many fashionable restaurants, Theatre Severn, the Shrewsbury railway station and the Quarry Park and Dingle Gardens.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

Panelled and part glazed door with decorative leaded lights to:

ENTRANCE HALL

LOUNGE/DINING ROOM

20'7" x 10'11" (6.27m x 3.34m)

A pleasant room with stone fireplace feature

Bow window overlooking the GARDEN and formal reception area to the front.

KITCHEN

15'11" x 9'11" (4.86m x 3.01m)

Extended kitchen, neatly appointed and fitted with a range of matching units

CONSERVATORY

Picture windows overlooking the garden

Glazed French doors allowing access to the garden.

BEDROOM 1

15'11" x 9'9" (4.86m x 2.98m)

Extended with a range of built in wardrobes with mirror fronted sliding doors extending the width of one wall

Further built-in storage cupboard

Window to the rear

BEDROOM 2

6'7" x 8'8" (2.00m x 2.64m)

Built-in wardrobe with double mirror fronted sliding doors

Window overlooking the garden to the front



SHOWER ROOM

Corner shower cubicle

Wash hand basin

WC - low type flush

OUTSIDE THE PROPERTY

GARAGE

Good sized garage with up and over door

Personal door to the garden

To the front, the property is divided from the road by an ornamental wicket fence with a neatly kept paved forecourt with inset flowering shrubs and approached over a Tarmacadam drive extending to the side providing ample parking, serving the formal reception area and the GARAGE.

To the rear, there is a neatly kept and easily maintained GARDEN with paved patio area, floral and shrubbery borders, the whole well enclosed on all sides by closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate. Turn right into Gas Works Lane and continue into New Park Street. Continue for some distance turning right at the junction on Sultan Road and continue for a further distance along New Park Road where the bungalow 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

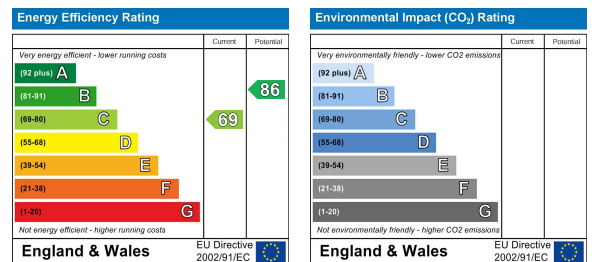
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: 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.

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Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones