



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Bramley Close, Shrewsbury SY1 2TP

£245,000 Region

To view this property please call us on **01743 236 800** Ref: T7765/WM/MU

A modern and recently renovated, 3 bedroomed family house.

This modern and recently renovated, 3 bedroomed family house provides rooms of pleasing dimensions and briefly comprises : porch, dining area, lounge, kitchen, 3 bedrooms, main family bathroom, single garage, spacious driveway providing ample parking and a spacious rear garden.

The property is pleasantly situated within this popular residential area, close to the town centre with useful road links, schools and within walking distance of excellent amenities. It is situated less than a 10 minute walk from the River Severn providing beautiful riverside walks.



INSIDE THE PROPERTY

PORCH

Window to the side
Storage cupboard.

DINING AREA

8'11" x 9'7" (2.72m x 2.92m)
Window to the fore
Open plan living to the lounge

LOUNGE

18'3" x 9'11" (5.56m x 3.02m)
Window to the fore
French doors leading to the patio area

KITCHEN

8'11" x 9'7" (2.72m x 2.74m;2.13m)
Fitted with a brand new range of matching wall and base units, sink with mixer tap and window to the rear.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

9'10" x 14'7" (3.00m x 4.45m)
Window to the fore

BEDROOM 2

8'3" x 13'1" (2.51m x 3.99m)
Window to the rear.

BEDROOM 3

Storage cupboard
Window to the fore.

BATHROOM

Panelled bath
Low flush WC
Wash hand basin
Access to the boiler
Window to the rear.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a concrete driveway providing ample parking with an area predominantly laid to lawn. Access to the single GARAGE.

REAR GARDEN with a stoned area perfect for outdoor entertaining. Spacious area predominantly laid to lawn with floral and shrubbery borders. Enclosed on all sides by wooden fencing.





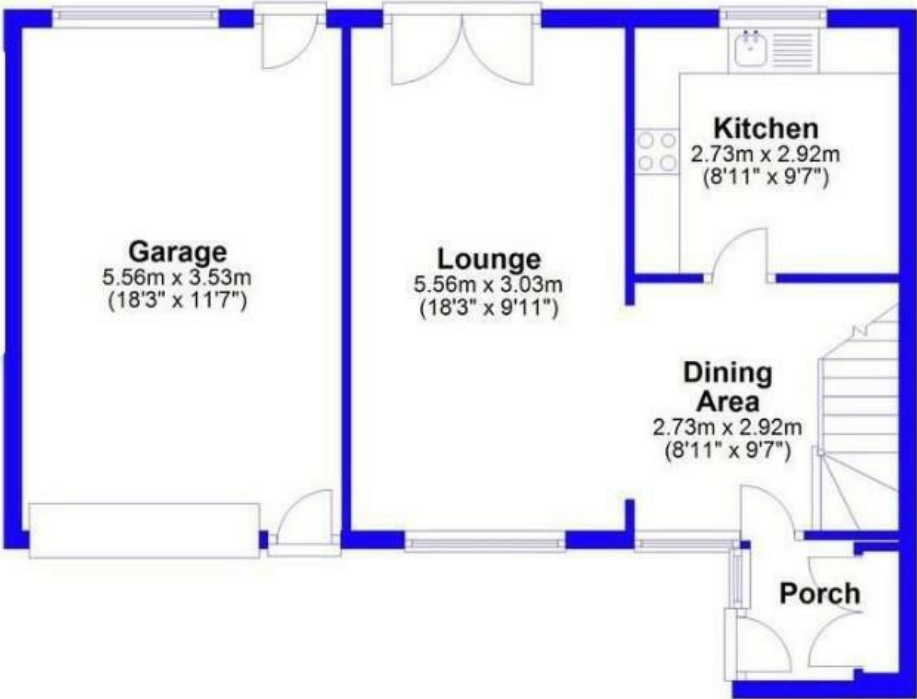




FLOOR PLANS ...

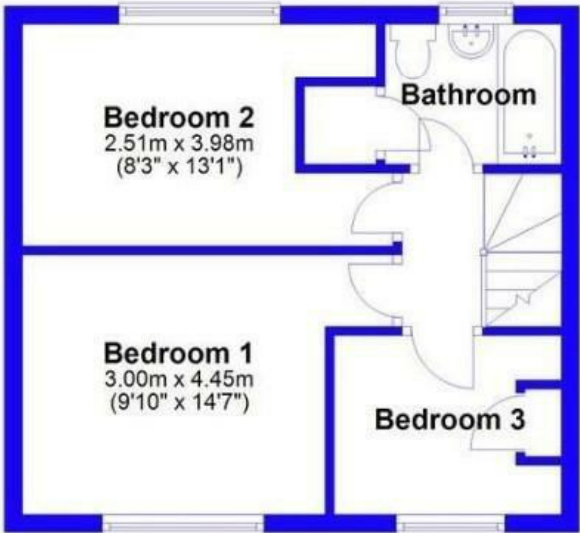
Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



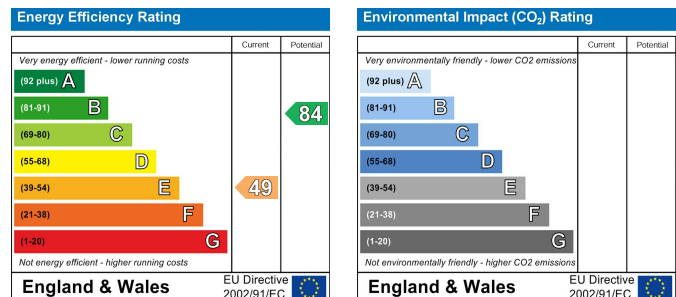
Total area: approx. 89.5 sq. metres (963.2 sq. feet)

Not to Scale
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury town centre take the Castle Foregate Road and proceed to the roundabout turning right onto Sultan Road, turning left onto New Park Road, proceed and turn right onto Avondale Road, next left onto Regents Drive. Proceed and turn right onto Tilbrook Drive, then left onto Bramley Close 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: 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.

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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