



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Poynton Drive, Shrewsbury, SY1 3NH**

**£225,000**

To view this property please call us on **01743 236 800** Ref: T7791/SL/KQ

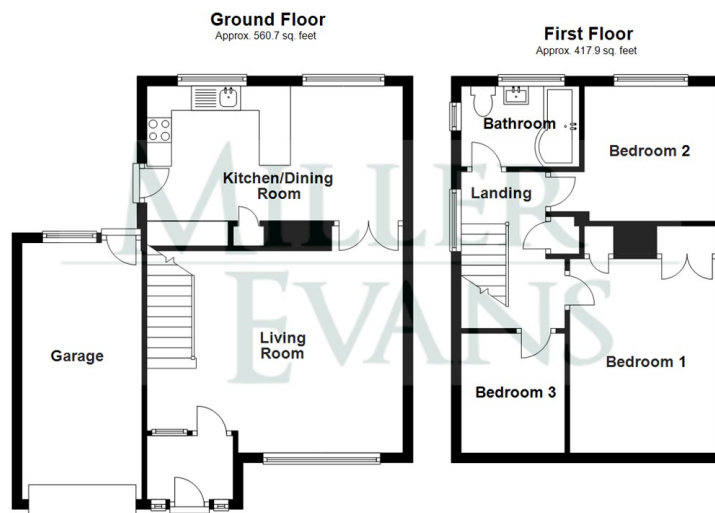
# A neatly kept, well appointed and improved, three bedroom semi-detached family house.

This three bedroom semi-detached house provides well planned and well proportioned accommodation and has been much improved by the current owners to provide spacious accommodation briefly comprising; entrance hall, living room, kitchen/dining room, three bedrooms and bathroom. Garage and parking. Enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a cul-de-sac position on this popular and conveniently placed residential development, within easy reach of excellent amenities including popular schools, local shops and on a frequent bus service to the town centre.



## FLOOR PLANS



Total area: approx. 978.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## INSIDE THE PROPERTY

Regency style panelled and part glazed entrance door with partly glazed side screens to:

### ENTRANCE HALL

Panelled door with glazed side screen to:

### LIVING ROOM

13'6" x 17'1" (4.11m x 5.20m)

A pleasant room with picture window overlooking the front garden

Fireplace feature with tiled slips, raised hearth, surround and mantel

Panelled and partly glazed double doors to:

### KITCHEN / DINING ROOM

9'0" x 17'1" (2.74m x 5.20m)

Neatly appointed with a range of matching modern units

Two windows overlooking the garden

Panelled and partly glazed door allowing access to the garden

STAIRCASE rising to FIRST FLOOR LANDING with airing cupboard enclosing gas fired boiler

### BEDROOM 1

13'0" x 9'10" (3.95m x 3.00m)

Double door built in wardrobe

Further single door storage cupboard

Window to the front



### BEDROOM 2

9'0" x 8'10" (2.74m x 2.70m)

Single door built in wardrobe

Window to the rear

### BEDROOM 3

8'0" x 6'11" (2.43m x 2.11m)

Window to the front

### BATHROOM

L Shaped panelled bath with shower

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door

Personal door to the rear garden

Window

The property is set back from the road by a neatly kept forecourt, laid to lawn with a paved and gravelled drive and forecourt, providing parking and serving the garage.

There is a neatly kept, enclosed REAR GARDEN which is laid predominantly to lawn with shrubs and a pathway serving a gravelled terrace and raised decked patio. The whole is enclosed by closely boarded wooden fencing.

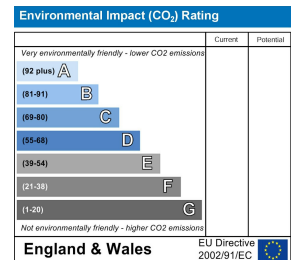
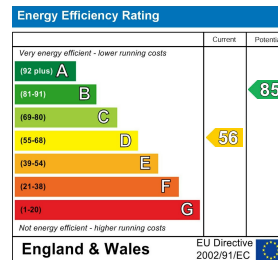


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate, continue along Ditherington Road. After some distance, turn left into Mount Pleasant road. Continue to the traffic island and take the 3rd exit onto Lancaster Road. After a short distance, turn left into Poynton Drive, 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: 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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