



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**16 Sandygate Avenue, Shrewsbury, SY2 6TF**

**£240,000 Region**

To view this property please call us on **01743 236 800** Ref: T7790/SL/KQ

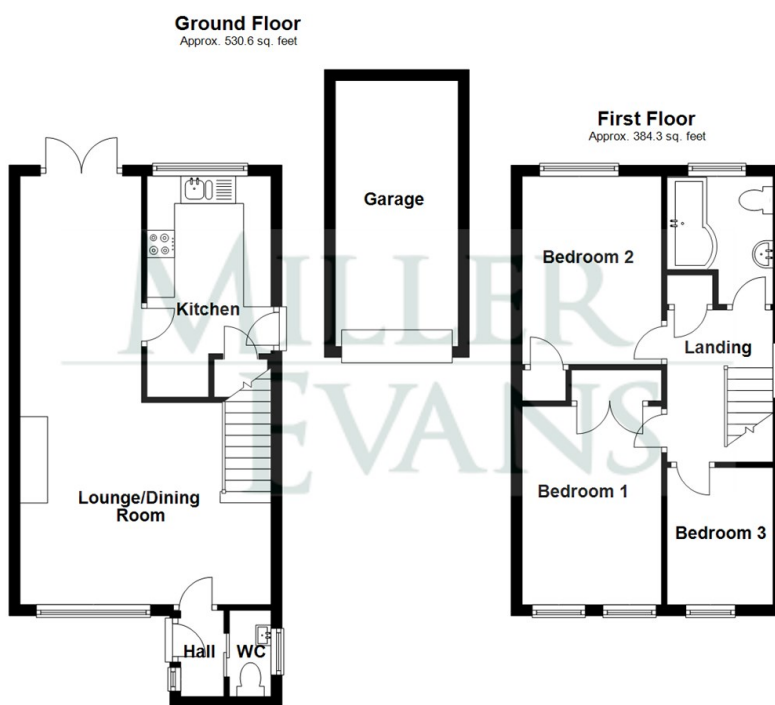
# A modern three bedroom semi-detached family house.

This modern semi-detached three bedroom property provides well planned family accommodation with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property occupies an enviable position in a quiet cul-de-sac on this popular and established residential development, well placed within reach of excellent amenities including local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



Total area: approx. 914.9 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### L SHAPED LOUNGE / DINING ROOM

6'7" x 7'3" (2.00m x 2.21m)

A pleasant room with window overlooking the front  
Glazed French doors opening onto the rear garden

### KITCHEN

13'3" x 7'5" (4.03m x 2.26m)

Neatly appointed with a range of matching units  
Built in store cupboard  
Wall mounted gas fired boiler  
Panelled and part glazed door to the garden  
Window overlooking the garden

From the lounge STAIRCASE with balustrade rises to FIRST FLOOR LANDING with access to roof space, built in linen cupboard.

### BEDROOM 1

11'11" x 8'4" (3.62m x 2.54m)

Double door built in wardrobe  
Two windows to the front

### BEDROOM 2

11'3" x 8'4" (3.43m x 2.54m)

Single door built in wardrobe  
Window to the rear

### BEDROOM 3

8'2" x 6'4" (2.50m x 1.93m)

Window to the rear

### BATHROOM

P Shaped shower bath with Direct mixer shower and shower screen  
Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

There is a forecourt to the front, which is laid to lawn with a drive to the side, providing parking and serving the garage with a pathway extending to the reception area.

There is a neatly kept and easily maintained REAR GARDEN with an extensive paved patio and terrace, ornamental retaining walls with central steps rising to a further upper level, which is gravelled with a shrubbery bed. The whole being enclosed on all sides.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue to the column island and take the 3rd exit into Wenlock Road. Take the second right into Sutton Road. Continue for some distance, turning right into Laundry Lane. Turn left into Tudor Road. After a further distance, turn right into Sandygate Avenue 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

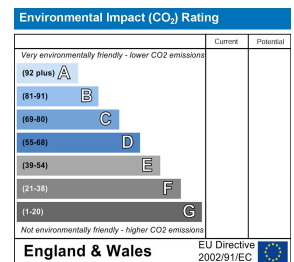
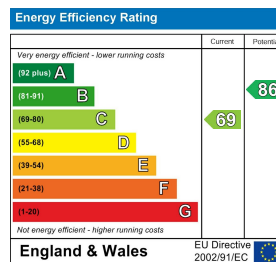
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**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