



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

158b Hereford Road, Shrewsbury, SY3 9LB

**£269,000 Offers
In The Region Of**

To view this property please call us on **01743 236 800** Ref: T7786/SL/lrd

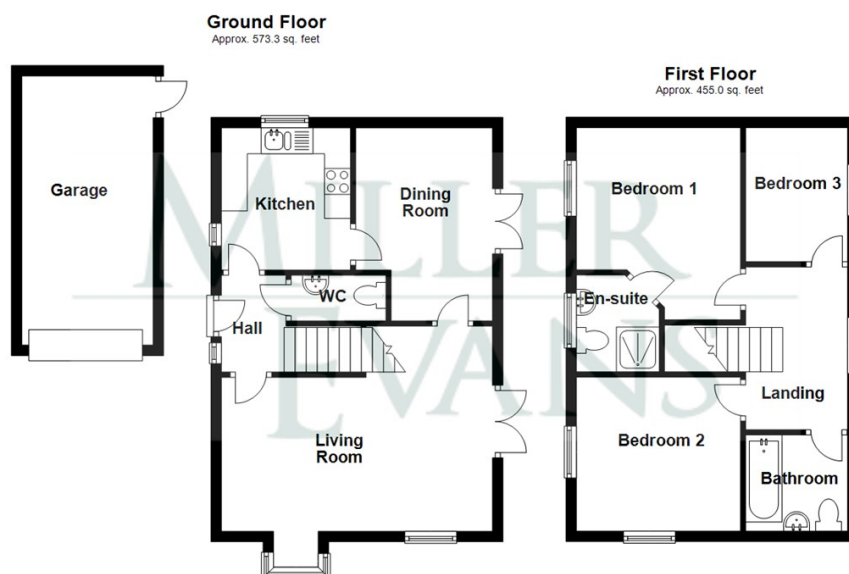
A neatly kept and well appointed modern three bedroom detached family house situated in a small, quiet cul-de-sac position.

The property provides well planned and well proportioned accommodation throughout and benefits from full gas fired central heating and double glazing. To the ground floor there is an entrance hall with cloakroom, spacious L-shaped lounge, separate dining room, fitted kitchen. On the first floor, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Detached garage and enclosed garden with patio.

The property is situated in a quiet cul-de-sac in a popular and convenient residential area, well placed within reach of excellent amenities including schools, shops, bus service to the town centre and within easy reach of the Shrewsbury bypass which allows ease of access onto the M54 motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 1028.3 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

WC with low type flush
Wash hand basin

LIVING ROOM

9'9" x 17'2" (2.97m x 5.23m)

L-shaped lounge with windows overlooking the garden and glazed French doors allowing access to the garden

DINING ROOM

12'3" x 8'8" (3.73m x 2.64m)

French doors to the garden

KITCHEN

9'0" x 8'2" (2.74m x 2.49m)

Neatly appointed and fitted with a range of matching units

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'2" x 10'5" (3.71m x 3.17m)

Window to the side

EN-SUITE SHOWER ROOM

Corner shower cubicle
Wash hand basin
WC low type flush



BEDROOM 2

9'9" x 10'4" (2.97m x 3.15m)

Window to the front

BEDROOM 3

8'6" x 8'6" (2.59m x 2.59m)

Window to the side

FAMILY BATHROOM

Panelled bath with shower over and screen
Wash hand basin
WC low type flush

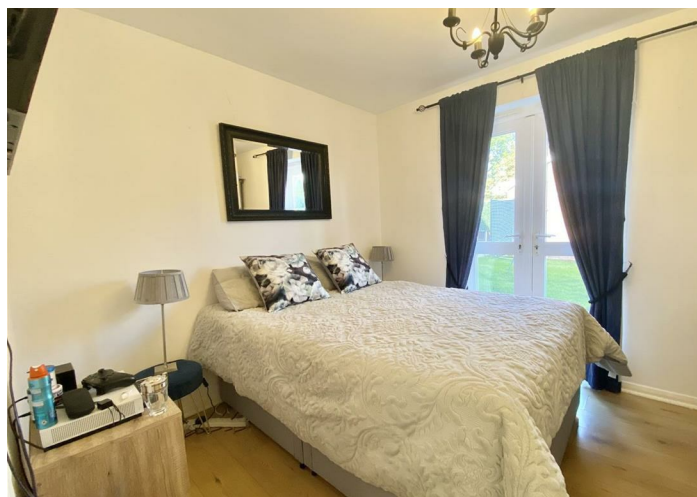
OUTSIDE THE PROPERTY

DETACHED GARAGE

Up and over door

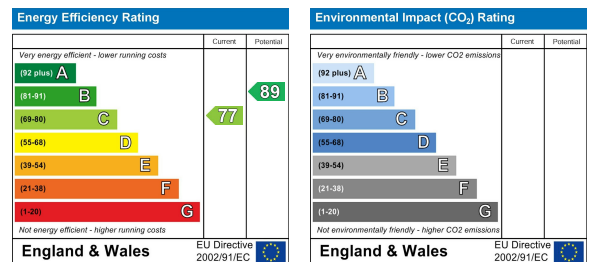
To the front, the property is set back from the road by a shallow forecourt which is laid to lawn and approached over a Tarmacadam drive, providing parking and serving the garage with a pathway extending to the formal reception area.

There is an enclosed rear garden which has an extensive paved patio and a neatly kept lawn and is enclosed on all sides by closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Roman Road to Meole Brace. Proceed around the Meole Brace island, taking the fourth exit into Moneybrook Way, bearing immediately left into a slip road which runs parallel with Hereford Road. Continue along the slip road for some distance, eventually turning right into the small cul-de-sac where the property will be found on the right hand side.



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

Council Tax Band C

LOCAL AUTHORITIES

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

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

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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