



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 Greenhill Avenue, Cophorne, Shrewsbury, SY3 8NR

£395,000 Region

To view this property please call us on **01743 236 800** Ref: T7795/WM/KQ

A spacious and extended mature semi-detached three bedroom family house.

A mature, spacious three bedroom semi-detached house which has been extended and provides spacious accommodation, although in need of some updating, the accommodation briefly comprises; entrance porch, entrance hall, cloakroom, sitting room, living room opening to dining room, kitchen, master bedroom with access to a superb roof terrace, two further bedrooms and bathroom. Detached garage and parking. Enclosed rear garden. The property benefits from gas fired central heating.

The property occupies a quiet end of cul-de-sac position in this highly sought after residential area, within walking distance of the town centre and within easy reach of excellent local amenities including good schools, a range of shops and the Royal Shrewsbury hospital.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

10'10" x 12'9" (3.30m x 3.88m)

Bay window to the front

Open fire with brick surround

LOUNGE

13'11" x 11'11" (4.25m x 3.62m)

Fireplace feature

Opening to:

DINING ROOM

13'11" x 11'3" (4.25m x 3.44m)

Box window to the side

Sliding patio doors to rear garden

L SHAPED KITCHEN / BREAKFAST ROOM

21'5" x 6'7" (6.54m x 2.00m)

Fitted with a range of matching wall and base units

Inset oven, microwave and hob unit

Integrated fridge freezer

Door to garden

STAIRCASE rising from entrance hall to FIRST FLOOR

LANDING

BEDROOM 1

13'11" x 12'1" (4.25m x 3.69m)

Built in wardrobe with mirror fronted sliding doors and wash hand basin.

Double doors to a ROOF TERRACE.

BEDROOM 2

10'10" x 12'3" (3.30m x 3.73m)

Built in wardrobe

BEDROOM 3

12'0" x 8'11" (3.67m x 2.73m)

BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED SINGLE GARAGE

The property is approached over a concrete driveway providing parking and access to the garage and reception area, flanked by gravelled area with mature hedging.

Enclosed REAR GARDEN laid to lawn with paved patio area and a wealth of mature shrubs and hedging.



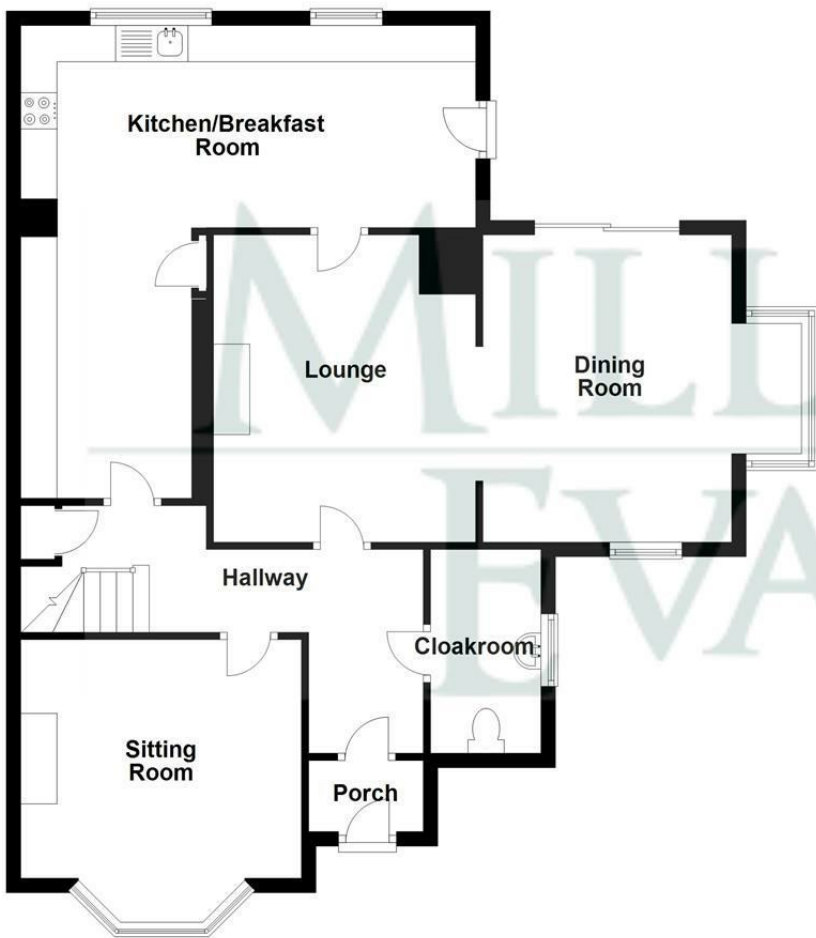




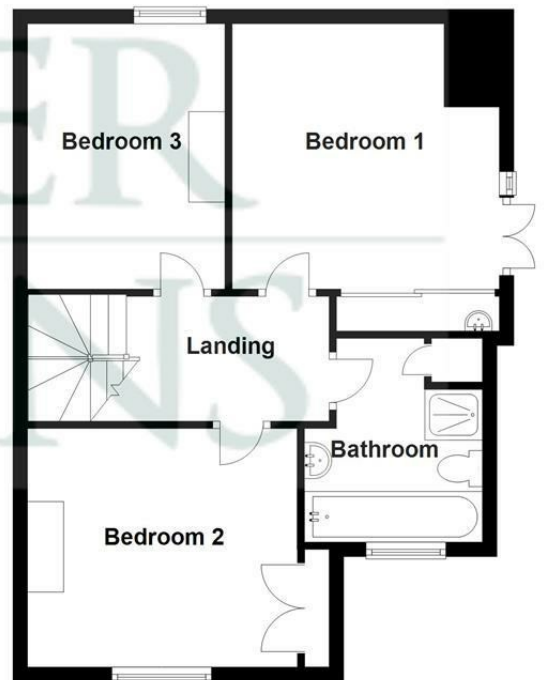


FLOOR PLANS ...

Ground Floor
Approx. 975.1 sq. feet



First Floor
Approx. 572.8 sq. feet



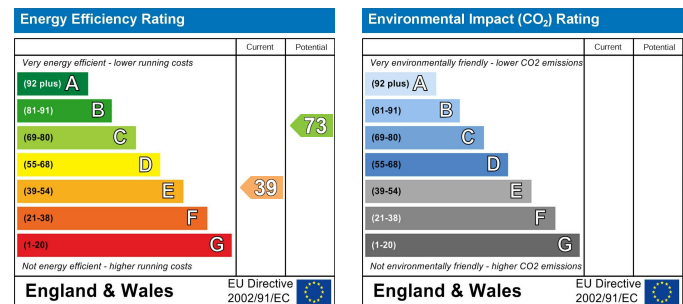
Total area: approx. 1547.9 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophorne Road. Proceed for some distance, turning right into Greenhill Avenue, where the property will be found in the corner of the cul-de-sac.

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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