



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**12 Kingswood Road, Shrewsbury, SY3 8UX**

**£395,000 Region**

To view this property please call us on **01743 236 800** Ref: T7792/WM/KQ

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# A well presented and neatly kept five bedroom detached dormer bungalow.

This well presented five bedroom detached dormer bungalow provides well planned and well proportioned accommodation comprising; entrance hall, cloakroom, living room, dining room, kitchen, two ground floor bedrooms and three bedrooms and a bathroom to the first floor. Detached single garage and parking. Front and rear gardens. The property benefits from an insulated roof, cavity wall insulation, gas fired central heating and a combination boiler.

The property is situated on this convenient and highly desirable residential area, well placed within reach of excellent amenities including popular schools, the Royal Shrewsbury Hospital, Mytton Oak surgery and Mytton Oak shopping parade which includes a Boots pharmacy and a co-op with post office. Kingswood Road is served by bus route (no. 12) to the town centre.



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Canopy entrance with lighting point, feature sealed unit entrance door with central glazed panel and matching side screens to:

### **SPACIOUS ENTRANCE HALL**

Understairs store cupboard  
Wood block flooring under the carpet.

### **CLOAKROOM**

Wash hand basin, wc  
Coat rack  
Wood block flooring

### **LIVING ROOM**

22'6" x 11'0" (6.85m x 3.36m)  
Feature fireplace with gas fire  
Large window to the front  
Wood block flooring under the carpet

### **DINING ROOM**

10'5" x 8'11" (3.18m x 2.72m)  
Door to garden

### **KITCHEN**

13'7" x 8'11" (4.13m x 2.72m)  
Neatly fitted with matching range of matching wall and base units  
New electrics  
Integrated BOSCH appliances including double oven, hob and fridge and freezer  
Integrated HOTPOINT washing machine  
Door to rear garden

### **BEDROOM 4**

12'6" x 8'9" (3.80m x 2.66m)

### **BEDROOM 5**

8'7" x 11'8" (2.62m x 3.55m)

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### **BEDROOM 1**

10'4" x 16'5" (3.15m x 5.01m)  
Built in wardrobes  
Access to eaves

### **BEDROOM 2**

9'11" x 11'11" (3.01m x 3.62m)

Built in wardrobes and combined dressing table with mirror and chest of drawers  
Access to eaves

### **BEDROOM 3**

8'7" x 10'4" (2.62m x 3.15m)

Built in wardrobes with access to eaves storage

### **BATHROOM**

Window to the side  
Bath, wash hand basin, wc  
Corner shower cubicle  
Fully tiled walls

### **OUTSIDE THE PROPERTY**

#### **DETACHED SINGLE GARAGE**

The property is divided from the road by a dwarf brick wall and approached over a concrete driveway providing parking and access to the garage, flanked by lawn area. Side pedestrian gate to rear garden.

Enclosed REAR GARDEN with large paved patio with steps down to lawn area with shrub beds and mature hedging.

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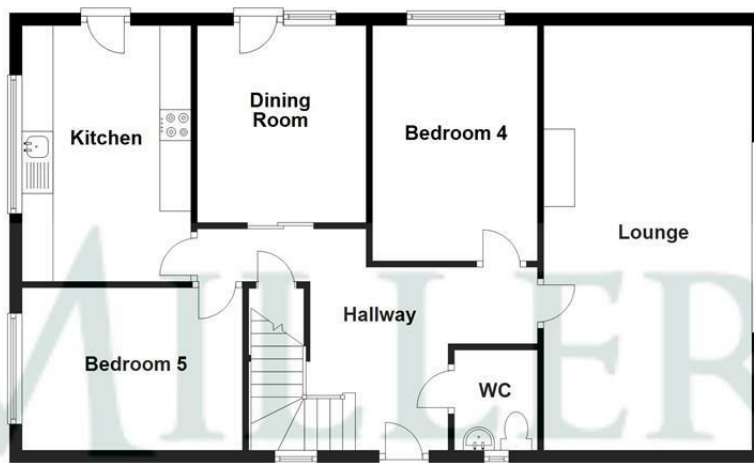




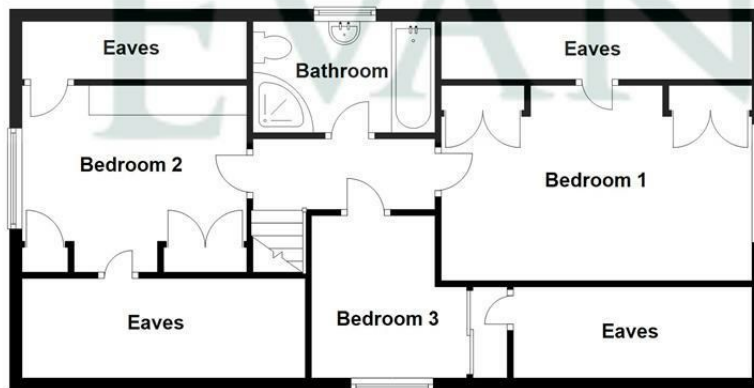
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FLOOR PLANS ...

**Ground Floor**  
Approx. 867.4 sq. feet



**First Floor**  
Approx. 728.0 sq. feet



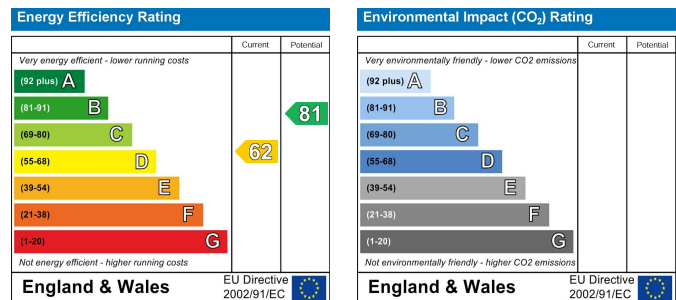
Total area: approx. 1595.5 sq. feet

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. Continue to the traffic island, taking the second exit onto Mytton Oak Road. Continue for a short distance, turning right onto Swiss Farm Road. Turn left into Kingswood Crescent and right into Kingswood Road, 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: E

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:



The UK's number one property website

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