



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

33 Churchill Road, Shrewsbury, SY3 8ZQ

£140,000 Region

To view this property please call us on **01743 236 800** Ref: T7798/SLKQ

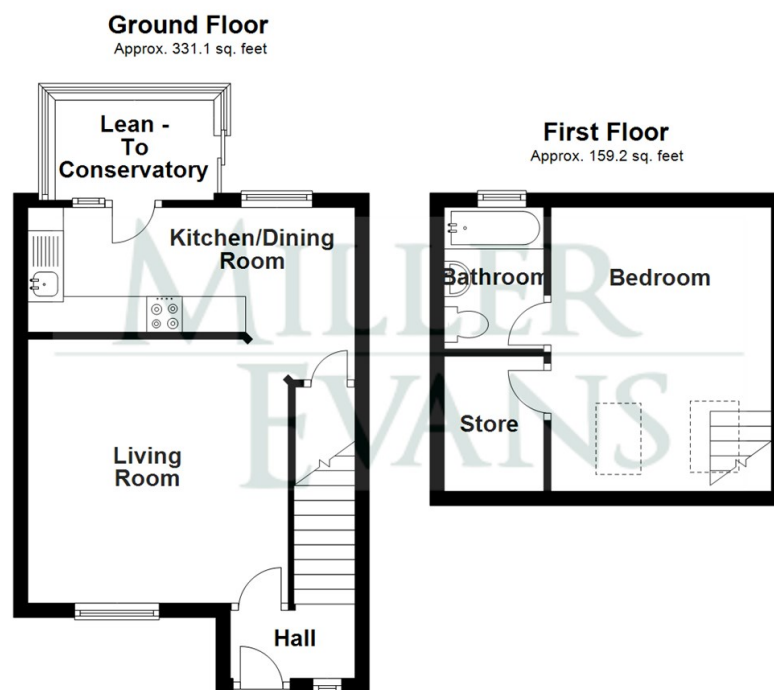
A neatly kept, well appointed and improved, one bedroom house.

This one bedroom property has been improved to provide well planned accommodation briefly comprising; entrance hall, living room, kitchen/dining room, bedroom and bathroom. The property benefits from gas fired central heating.

The property occupies an enviable cul-de-sac position on this small, popular, established residential development on the ever popular western fringe of Shrewsbury, well placed within reach of excellent amenities including local shops, schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre.



FLOOR PLANS



Total area: approx. 490.3 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

12'2" x 12'0" (3.71m x 3.66m)

A pleasant room with laminated floor

Window overlooking the front

L SHAPED KITCHEN / DINING ROOM

6'7" x 15'1" (2.00m x 4.60m)

Neatly appointed and fitted with a range of matching modern units

Understairs store cupboard

Glazed door with side screen to:

LEAN TO CONSERVATORY

Aluminium framed construction

from the entrance hall a STAIRCASE rising to:

FIRST FLOOR BEDROOM

9'4" x 10'2" (2.84m x 3.10m)

Large walk in store / airing cupboard/linen cupboard housing gas fired boiler (providing heating and domestic hot water)

BATHROOM

Neatly appointed with a modern white suite comprising;

Panelled bath with shower attachment

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is an open-plan forecourt to the front with pathway serving the reception area.

There is a small private enclosed REAR GARDEN with a paved patio, established shrubs, enclosed on all sides by closely boarded wooden fencing.

There is a communal parking area a short distance from the property will allocated parking space.

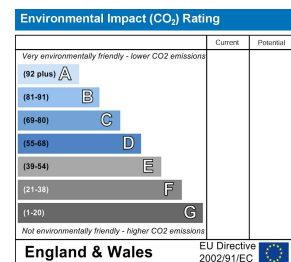
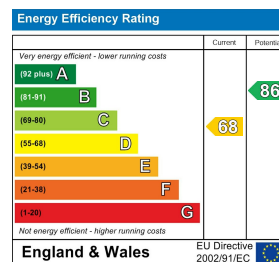


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Mytton Oak Road. After some distance, turn left into Crowmeole Lane. Bear right into Churchill Road. After a short distance, turn left, continue along Churchill Road, where the property will be set back on the left hand side.



HOW 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: A

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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