



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

23 Northwood Road, Shrewsbury, SY2 5LH

**Offers In The Region
Of £245,000**

To view this property please call us on **01743 236 800** Ref: T7800/WM/lrd

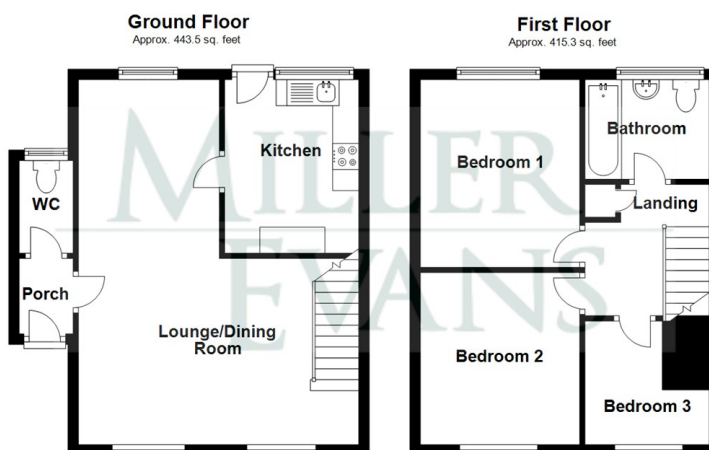
A well maintained and spacious three bedroom, end of terrace family home.

This well maintained, spacious three bedroom end of terrace family home provides well planned accommodation throughout, briefly comprising: entrance porch, wc, lounge/dining room; three bedrooms and family bathroom. Spacious driveway, single garage and neatly kept front and rear gardens. The property also benefits from gas fired central heating and double glazing.

Occupying an enviable position in this popular and sought after residential area, well placed within reach of excellent amenities which include local shops, popular schools, frequent bus service to the nearby town centre and within easy reach of the Shrewsbury bypass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 858.7 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE PORCH

WC

Low flush wc
Wash hand basin

LOUNGE/DINING ROOM

22'11" x 17'7" (6.98m x 5.36m)
A spacious L-shaped room
Two windows to the front and window to the rear

KITCHEN

10'11" x 8'5" (3.32m x 2.57m)
Window to the rear
Matching wall and base units
Under stairs storage cupboard
Access to the patio area

From the lounge/dining room, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

11'9" x 10'0" (3.59m x 3.05m)
Window to the rear

BEDROOM 2

10'10" x 10'0" (3.29m x 3.05m)
Window to the front

BEDROOM 3

7'9" x 7'10" (2.37m x 2.38m)
Window to the front

FAMILY BATHROOM

Window to the rear
White panelled bath with electric shower over
Low flush wc
Pedestal wash hand basin

OUTSIDE THE PROPERTY

To the front, the property is approached over a spacious concrete driveway providing ample parking, with a large area predominantly laid to lawn and floral borders, access to the single GARAGE and side gated access to the rear garden.

To the rear, there is a large patio area perfect for entertaining, an area predominantly laid to lawn, a garden shed for storage, floral and shrubbery borders, the whole enclosed on all sides by wooden fencing and mature hedging.



HOW TO FIND THIS PROPERTY

The property is best approach out of Shrewsbury over the English Bridge. Continue along Abbey Foregate to the traffic lights, turning left into Monkmoor Road. Continue along Monkmoor Road eventually turning right into Racecourse Crescent. At the traffic island, take the second exit into Crowmere Road. Continue along Crowmere Road, turning right into Northwood Road where the property will be found after a short distance on the left 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.

FIND OUR PROPERTIES ON:



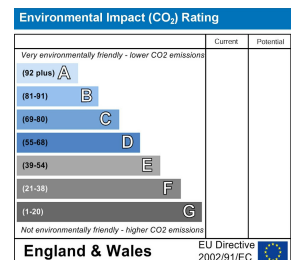
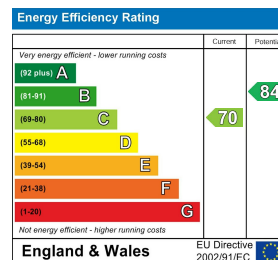
The UK's number one property website

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 | homes@millerevans.co.uk



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.

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