



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**40 Portland Crescent, Shrewsbury, SY2 5NH**

**£340,000 Offers  
In Excess Of**

To view this property please call us on **01743 236 800** Ref: T7806/WM/KQ



# A well appointed, spacious three bedroom detached bungalow residence.

This well maintained, spacious, three bedroom detached family bungalow provides well planned and flexible accommodation with the benefits of gas fired central heating and double glazing.

The property is situated in a quiet and convenient location on the eastern fringe of the town, within easy reach of excellent local amenities, including shops and popular schools, while also being well placed for access to the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS

**Ground Floor**  
Approx. 975.2 sq. feet



Total area: approx. 975.2 sq. feet

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

## INSIDE THE PROPERTY

### ENTRANCE HALL

### KITCHEN

10'1" x 12'2" (3.07m x 3.70m)

Range of matching wall and base units

Door to side

### LIVING ROOM

13'7" x 15'4" (4.15m x 4.67m)

Feature fireplace with surround and mantel

Sliding doors to:

### CONSERVATORY

Door to rear garden

### BEDROOM 1

12'4" x 10'4" (3.77m x 3.14m)

### BEDROOM 2

13'7" x 8'10" (4.15m x 2.70m)

### BEDROOM 3

11'4" x 10'4" (3.45m x 3.14m)

### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

The property is approached over a long tarmacadam driveway providing parking and access to the single garage, flanked by front garden laid to lawn with shrub bed.

Good sized enclosed REAR GARDEN mainly laid to lawn with paved patio and a range of mature shrub beds and trees. Greenhouse.





# HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Abbey Foregate. Proceed to the Column Island, taking the first exit onto Preston Street. Continue to the end, bearing left onto Portland Crescent, where the property will eventually be found.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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.

## 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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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**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