



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**20 St. Andrews Road, Radbrook, Shrewsbury, SY3
6RH**

£260,000 Region

To view this property please call us on **01743 236 800** Ref: T7810/SL/KQ

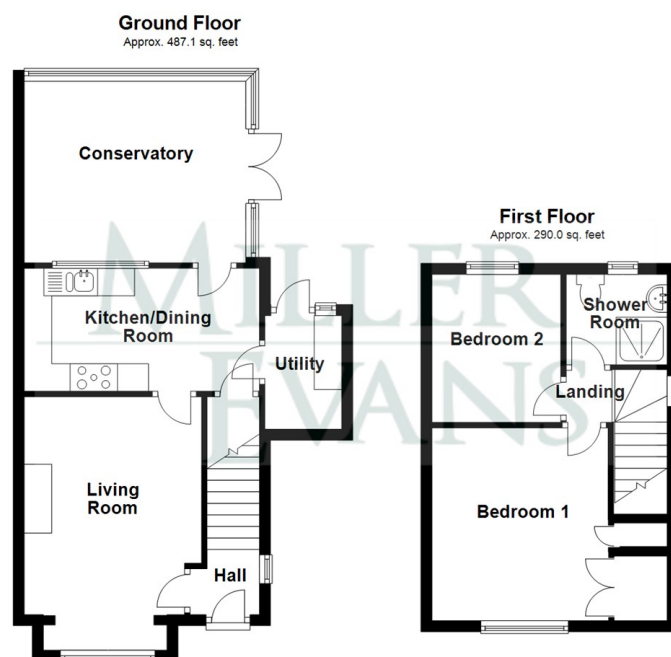
A beautifully presented, much improved and extended, two bedroom semi-detached house.

This well appointed, much improved and extended two bedroom semi-detached house offers spacious accommodation briefly comprising; entrance hall, living room, kitchen/dining room, conservatory, two bedrooms and shower room. Low maintenance rear garden. Parking space. The property also benefits from gas fired central heating and double glazing.

Situated in a pleasant cul-de-sac position on this popular residential development on the western fringe of Shrewsbury, close to excellent amenities including local shops, popular schools, a frequent bus service to the town centre and within easy reach of Shrewsbury by-pass with M54 Motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 777.1 sq. feet
Illustration For Identification Purposes Only Not To Scale
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Wood effect flooring

LIVING ROOM

15'1" x 10'7" (4.61m x 3.23m)

Window to the front

Living flame coal effect gas fire set to tiled hearth with surround and mantel

KITCHEN / DINING ROOM

7'4" x 14'1" (2.24m x 4.28m)

Range of matching modern wall and base units

Free standing stainless steel Range cooker with five ring gas hob with cooker hood over

Integrated fridge

Tiled floor

Understairs store cupboard

UTILITY

6'9" x 4'7" (2.07m x 1.40m)

CONSERVATORY

12'7" x 11'0" (3.84m x 3.35m)

French doors to rear garden

Wall mounted electric fire

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with access to roof space.

BEDROOM 1

11'6" x 14'1" (3.51m x 4.28m)

Built in double wardrobe

Store cupboard housing gas fired central heating boiler.

BEDROOM 2

8'10" x 7'8" (2.69m x 2.34m)

SHOWER ROOM

Recently refitted with tiled shower cubicle

Wash hand basin, wc

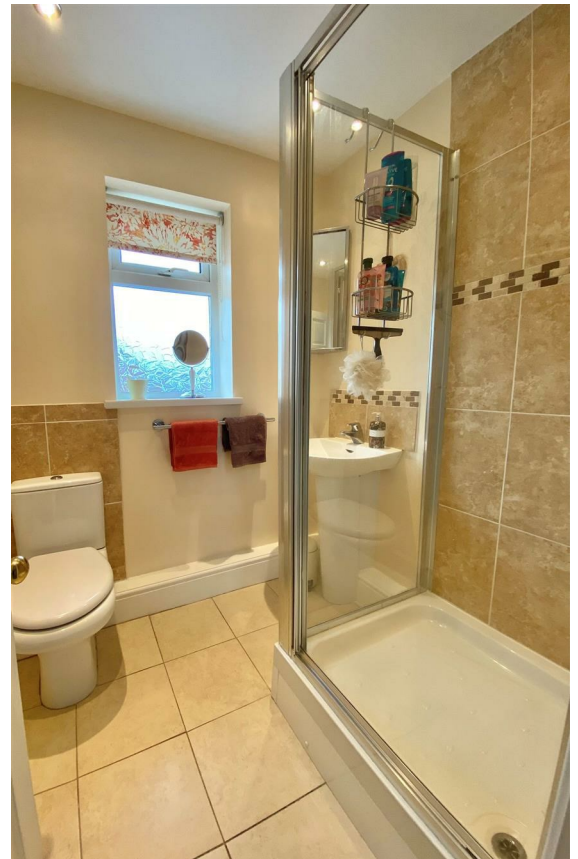
Tiled floor

Chrome heated towel rail

OUTSIDE THE PROPERTY

Front garden laid to lawn with steps and paved pathway to reception area. Brick paved driveway to the side, providing parking space.

Enclosed rear garden paved for ease of maintenance, with gravelled and mature shrub beds. Timber Pergola. Garden store shed. Outside cold water tap.

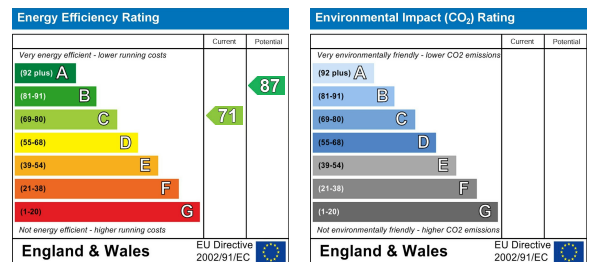


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Radbrook Road, turning left into Bank Farm Road. Continue along Bank Farm Road eventually turning left into St Andrews Road, where the property will be found.



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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