



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

36 Kingsway, Nesscliffe, Shrewsbury, SY4 1BG

£335,000 Region

To view this property please call us on **01743 236 800** Ref: C7578/WM/KQ

A spacious, well appointed, three bedroom, semi-detached family home.

This spacious, well appointed, three bedroom (can be converted back to four), semi-detached family house provides well planned and well proportioned accommodation briefly comprising; Entrance porch, entrance hall, study, kitchen/dining room, cloakroom, living room with family room area and conservatory. Master bedroom with walk in wardrobe and en suite shower room, bedroom two with en suite shower room, 3rd bedroom. Garage and parking and an additional parking space near. Spacious rear garden. The property benefits from oil fired central heating.

The property is pleasantly situated in a secluded cul-de-sac just outside the village of Nesscliffe and enjoys a south facing aspect, with delightful views over the adjoining countryside, approximately 9 miles north west of Shrewsbury and is well placed for access to the A5, which provides an M54 motorway link to the West Midlands. The nearby village of Nesscliffe provides a range of good local amenities, including public house, primary school and petrol station/shop.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

STUDY

6'2" x 11'10" (1.88m x 3.61m)
Window to the front

KITCHEN / DINING ROOM

20'4" x 21'5" (6.21m x 6.52m)
Matching range of wall and base units
Oven with slide and hide door and steam function
Combi oven and microwave
Fitted hob with extractor hood over
Utility area with inset sink and space and plumbing for white goods
Double doors to garden
Door to side

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

15'7" x 12'6" (4.75m x 3.80m)
Window to the front
Feature fireplace with log burning stove
Opening to:

FAMILY ROOM

10'11" x 9'5" (3.34m x 2.86m)
French doors to:

CONSERVATORY

Newly fitted (5 years) solid roof
Feature brick walls
French doors to the garden

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING

MASTER BEDROOM

24'4" x 11'4" (7.41m x 3.45m)
This room has been knocked through to create one large room, but could easily be converted back to two rooms.
Built in wardrobes
Window to the front and rear
Door to:

WALK IN WARDROBE

Doors to bedroom one and two

EN SUITE SHOWER ROOM

Japanese style bath with shower over
Wash hand basin, wc

BEDROOM 2

15'11" x 11'10" (4.84m x 3.61m)
Window to the front
Door to walk in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc
Window to the side

BEDROOM 3

9'4" x 11'4" (2.85m x 3.45m)
Window to the rear

OUTSIDE THE PROPERTY

SINGLE GARAGE

Gravelled driveway providing parking and access to the garage and reception area, flanked by lawn area with shrubbery beds and borders.

Side gates access to rear garden which is mainly laid to lawn with paved patio area and paved pathways, shrub beds and borders and a range of specimen trees. Log Store. Garden store shed (10'0" x 8'0"). Greenhouse (8'0" x 6'0"). The garden is enclosed on all sides with mature hedging and mature fencing.

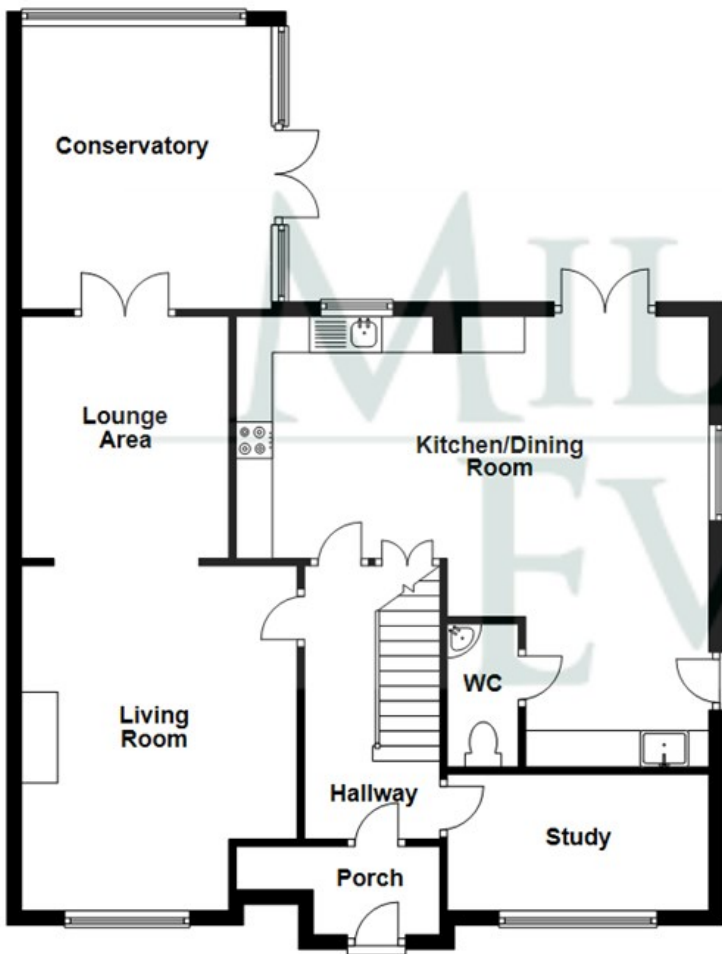




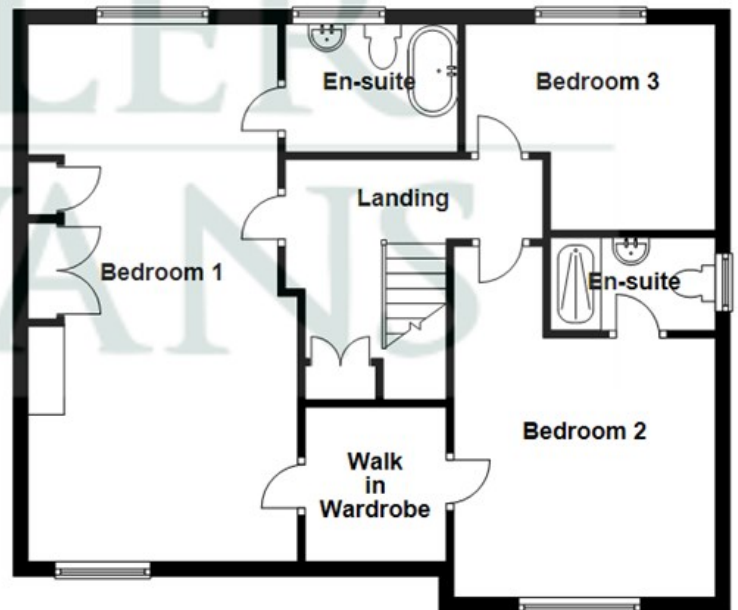


FLOOR PLANS ...

Ground Floor
Approx. 987.0 sq. feet



First Floor
Approx. 775.5 sq. feet



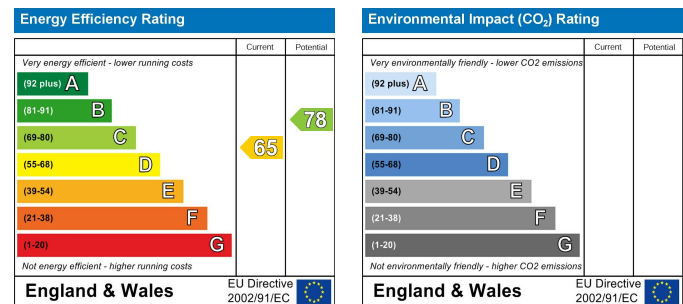
Total area: approx. 1762.5 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 Holyhead Road and on reaching the roundabout at the start of the dual carriageway, take the 3rd exit to Nesscliffe. After a short distance, turn left at the cross roads. Proceed along and take the second right and proceed into the dip, turning right and right into Wilcot Avenue. Proceed past the play area, turn right into Kingsway where the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

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: D

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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