



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

234 Crowmere Road, Shrewsbury, SY2 5LE

£218,500 Region

To view this property please call us on **01743 236 800** Ref: T7818/SL/lrd

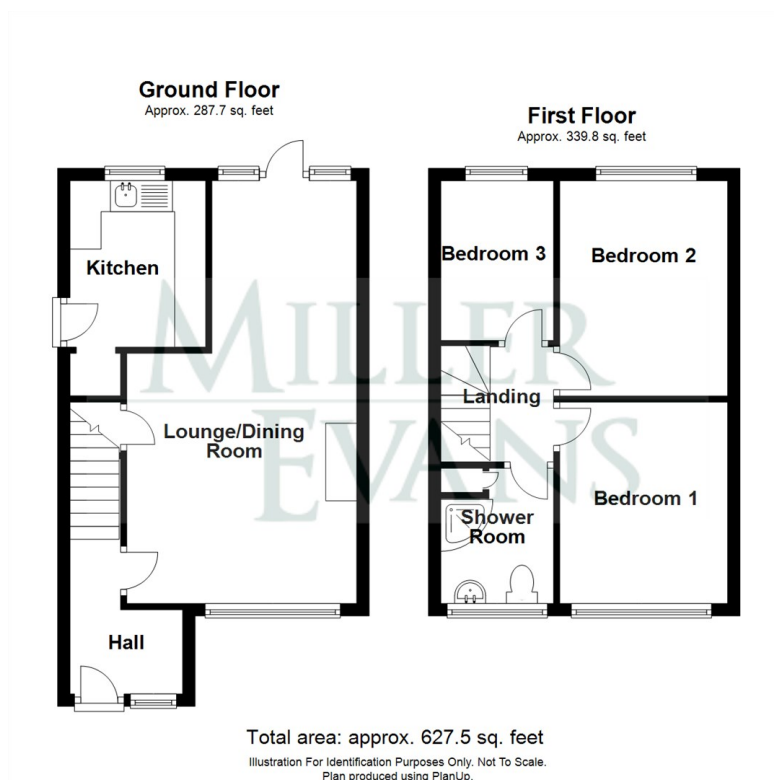
Well presented, three bedroom semi-detached house, situated in a convenient location.

This well presented, three bedroom semi-detached house, offers well proportioned accommodation throughout and benefits from gas fired central heating and uPVC double glazing; briefly comprising: entrance hall, spacious lounge/dining room, kitchen, three bedrooms and shower room. Driveway to the front providing parking, and gated side access to the neatly kept, enclosed rear garden with timber store.

The property is well placed in this popular and convenient residential area, close to local schools, shops, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE/DINING ROOM

12'2" x 22'5" (3.71m x 6.83m)

Spacious, open plan with two windows to the rear and window to the front

Feature fireplace

KITCHEN

8'10" x 7'2" (2.69m x 2.19m)

Window to the rear

Neatly appointed with a range of matching wall and base units

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

11'6" x 9'3" (3.51m x 2.82m)

Window to the front

BEDROOM 2

11'6" x 9'3" (3.51m x 2.82m)

Window to the rear

Built in wardrobe

BEDROOM 3

8'6" x 6'0" (2.58m x 1.82m)

Window to the rear

SHOWER ROOM

Window to the front

Storage cupboard

Walk in shower cubicle

Wash hand basin

Low flush wc

OUTSIDE THE PROPERTY

To the front of the property, driveway providing parking and side access to the rear garden.

To the rear, landscaped garden with paved patio area, enclosed on all sides with wooden fencing.

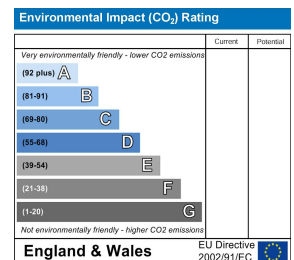
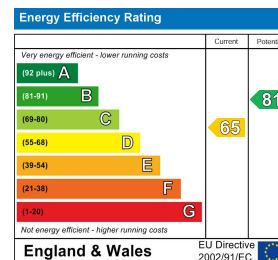


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights, turning left into Monkmoor Road. Continue along Monkmoor Road for some distance, eventually turning right into Racecourse Crescent. Upon reaching the traffic island, take the second exit into Crowmere Road and continue for some distance, where the property will be found on the right 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.

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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