



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

200 Crowmere Road, Shrewsbury, SY2 5LD

**Offers In The Region
Of £270,000**

To view this property please call us on **01743 236 800** Ref: T7852/WM/lrd

A beautifully presented and extended three bedroom semi-detached family home.

This beautifully presented, extended and improved three bedroom semi-detached family home ,provides well planned and well proportioned accommodation throughout; briefly comprising: entrance hall, living room, kitchen/dining room, three bedrooms and family bathroom. Spacious driveway and a landscaped rear garden with patio area and decking. The property also benefits from gas fired central heating. The property has been fully re-wired as well as new doors and windows and boarded loft space.

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 bypass with M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'6" x 12'6" (4.11m x 3.81m)

Window to the front

Newly fitted fireplace with log burner

Sliding doors to:

KITCHEN / DINING ROOM

4'11" x 15'7" (1.50m x 4.75m)

Newly fitted kitchen with built in oven and hob

Laminated flooring

Newly fitted radiators

Window to the rear and skylights providing an abundance of natural light

French doors opening onto and out to the rear garden

Understairs storage (with water pipe - potential for downstairs WC)

Access to the side of the property

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'3" x 9'3" (3.44m x 2.82m)

Window to the front

BEDROOM 2

12'0" x 9'3" (3.65m x 2.82m)

Window to the rear

Data points

BEDROOM 3

8'11" x 6'0" (2.73m x 1.83m)

Window to the rear

Data points

BATHROOM

Window to the front

Large walk in shower cubicle

Low flush wc and wash hand basin

Newly fitted flooring

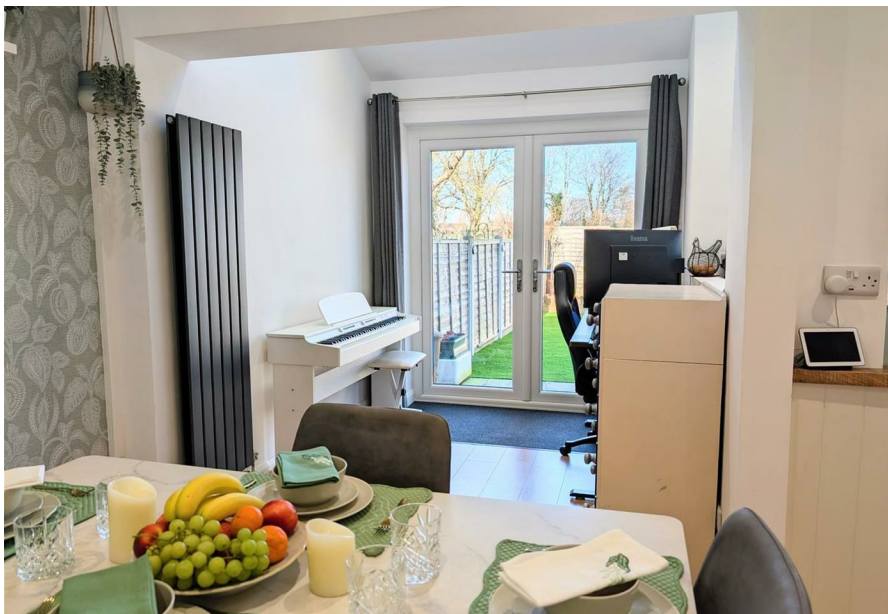
Storage cupboard

OUTSIDE THE PROPERTY

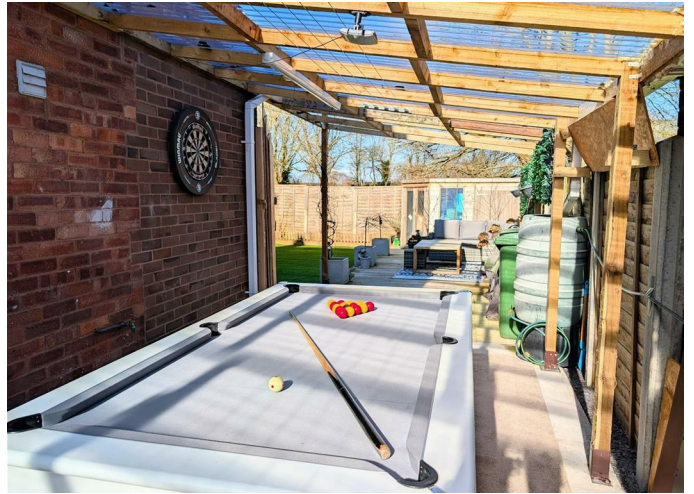
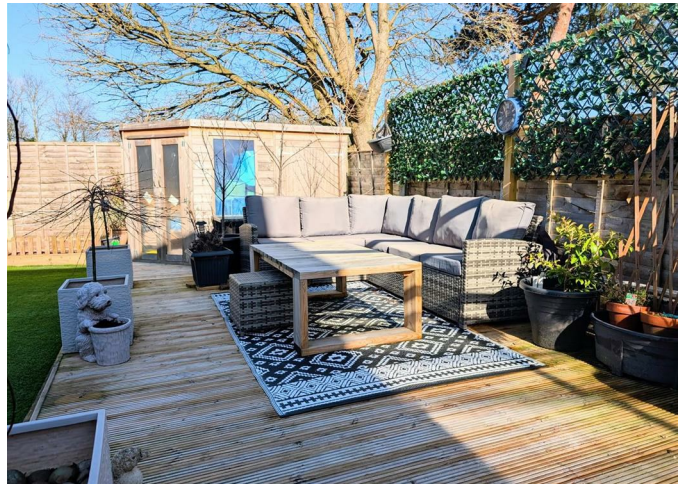
The property is approached over a new triple width driveway, providing ample parking, with double gated side access to the right of the property, leading to lean to/games area.

To the rear of the property, there is a landscaped garden with patio area and decking, perfect for entertaining, and an area laid to Astro-turf, surrounded on all sides by wooden fencing and a storage area in the top right hand corner.





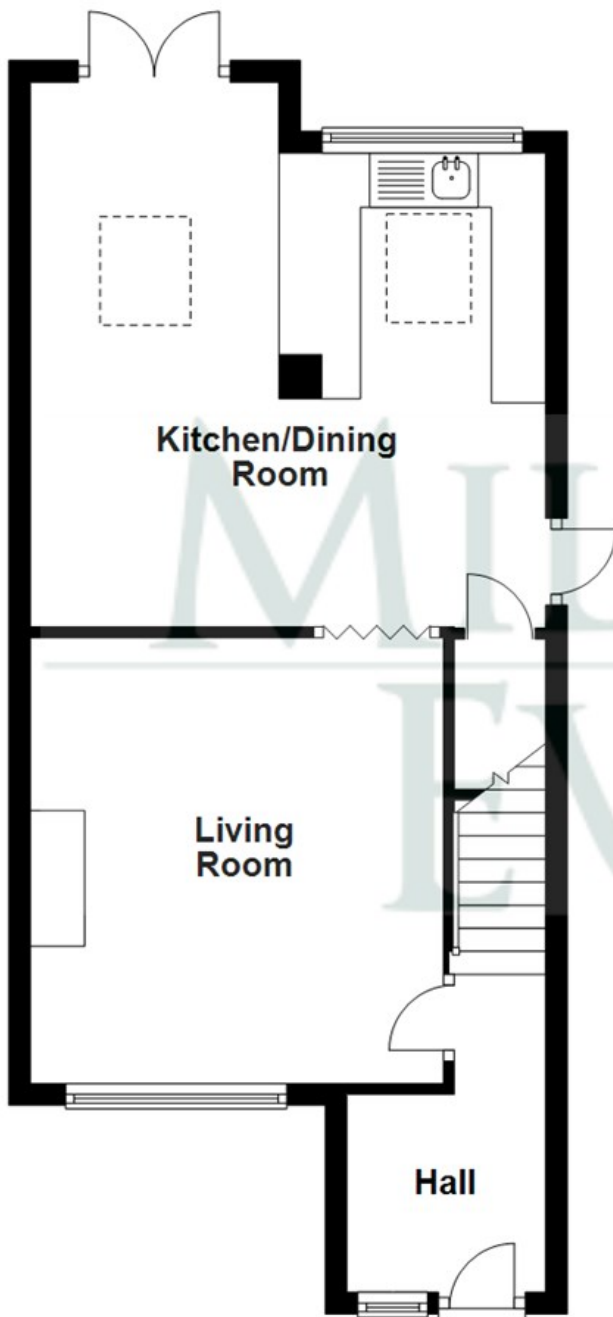




FLOOR PLANS ...

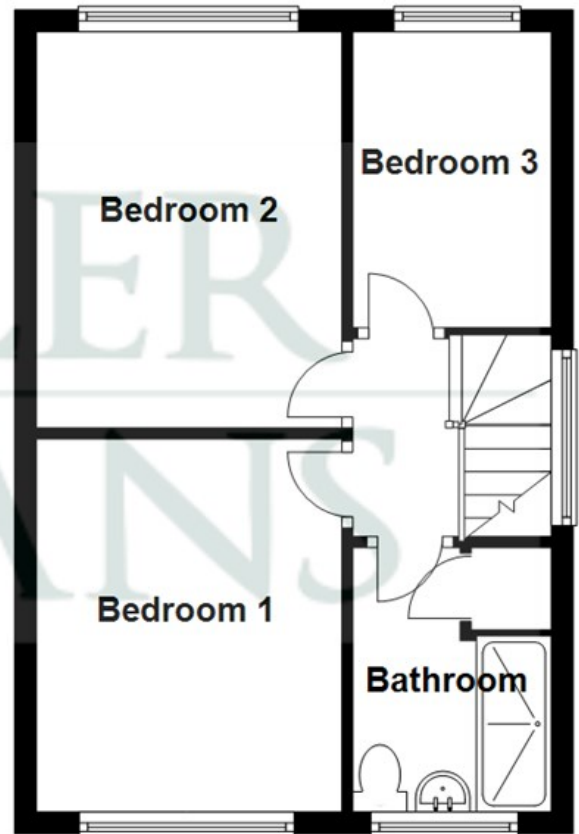
Ground Floor

Approx. 492.7 sq. feet



First Floor

Approx. 367.9 sq. feet



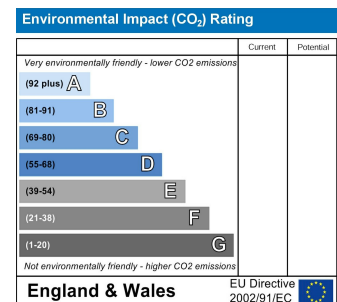
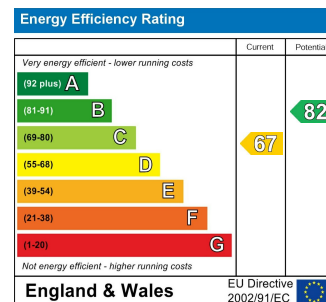
Total area: approx. 860.5 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge, along Abbey Foregate to the traffic lights. Turn 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 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.

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 | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

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