



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Cardington Drive, Shrewsbury, SY1 3HD

£240,000 Region

To view this property please call us on **01743 236 800** Ref: T7868/SL/KQ

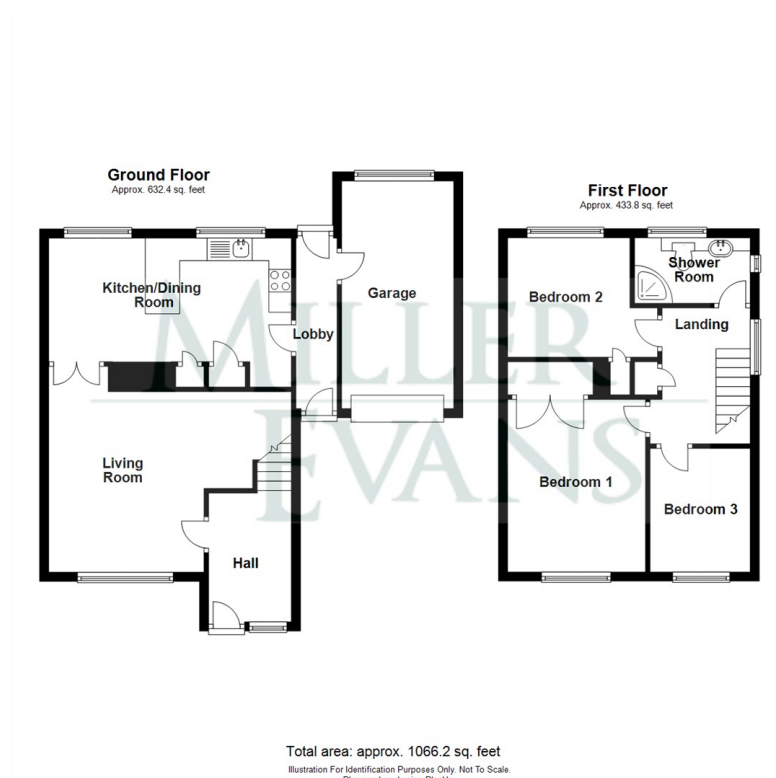
A neatly kept and well maintained, modern, three bedroom semi-detached house.

This three bedroom semi-detached property has been much loved and well maintained and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The property benefits from gas fired heating and double glazing. No upward chain.

The property occupies an enviable cul-de-sac position on this popular and established residential development, well placed within reach of excellent amenities, including local schools and shops, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with easy access onto the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

LIVING ROOM

15'0" x 4'4" (4.57m x 1.32m)

Picture window overlooking the front garden

KITCHEN / DINING ROOM

9'0" x 17'8" (2.74m x 5.38m)

Neatly appointed and fitted with a range of matching units

SIDE LOBBY

Doors to the front and rear garden

Door to the garage

From the entrance hall, a STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'7" x 10'0" (3.83m x 3.06m)

BEDROOM 2

8'8" x 10'11" (2.65m x 3.33m)

BEDROOM 3

9'0" x 7'3" (2.74m x 2.22m)

SHOWER ROOM

Neatly appointed with a corner shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

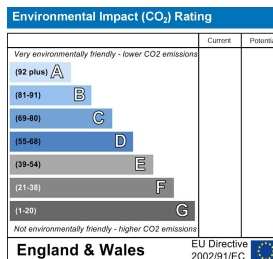
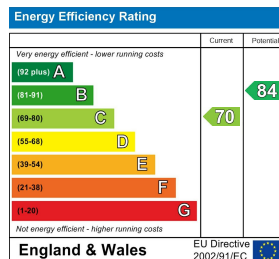
The property is divided from the road by a open-plan forecourt with an extensive drive providing parking and serving the garage and reception area.

There is a pleasant and neatly kept terraced garden to the rear, with paved patio areas, served by formal steps with a variety of inset shrubs and trees. Greenhouse and Storage shed.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ellesmere Road. Continue for some distance, eventually turning right into Mount Pleasant Road. Turn right into Westbury Road. Continue for a further distance, taking the 3rd right into Kenley Avenue and first right into Cardington Drive, where the property will be found at the bottom of the cul-de-sac.



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:

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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