



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

21 Avondale Drive, Shrewsbury, SY1 2UA

£210,000 Region

To view this property please call us on **01743 236 800** Ref: T7862/WM/KQ

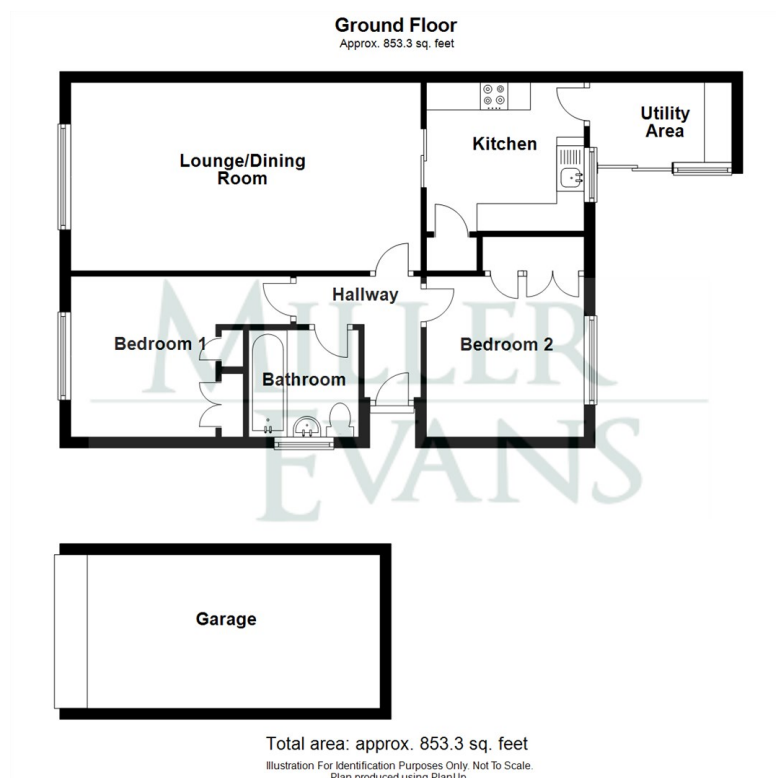
A well maintained, two bedroom semi-detached bungalow.

This well maintained and neatly kept two bedroom semi-detached bungalow provides well planned accommodation briefly comprising; entrance hall, living/dining room, kitchen, utility, two bedrooms and bathroom. Garage and parking. Neatly kept rear garden. The property benefits from oil fired central heating.

The property is situated in a popular and convenient location close to excellent local amenities, including shops, schools and the nearby town centre, whilst also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE / DINING ROOM

11'3" x 20'11" (3.43m x 6.38m)

Window to the front

KITCHEN

8'11" x 9'5" (2.71m x 2.88m)

Range of matching wall and base units

Store cupboard housing boiler

UTILITY

4'9" x 8'6" (1.46m x 2.59m)

Sliding doors to rear patio

Base units

BEDROOM 1

9'7" x 13'2" (2.93m x 4.01m)

Built in wardrobes

Window to the front

BEDROOM 2

9'7" x 9'5" (2.93m x 2.88m)

Built in wardrobes

Window to the rear

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

Up and over door.

The property is approached over a concrete driveway providing parking and access to the garage, flanked by lawn with well stocked shrubbery borders.

Neatly kept rear garden laid to lawn with paved patio area and well stocked shrubbery beds and borders. Greenhouse.



HOW TO FIND THIS PROPERTY

The property is approached out of Shrewsbury along Castle Foregate. After a short distance, turn right into New Park Road. Continue to the junction and bear right, continuing on New Park Road. Turn right into Avondale Drive, 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

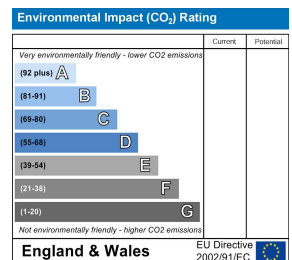
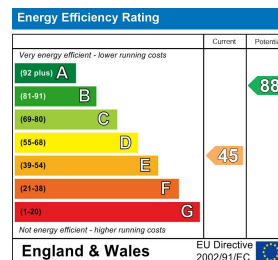
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: 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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