



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

20 Kendal Road, Shrewsbury, SY1 4ER

**£190,000 Guide
Price**

To view this property please call us on **01743 236 800** Ref: T7888/SL/KQ

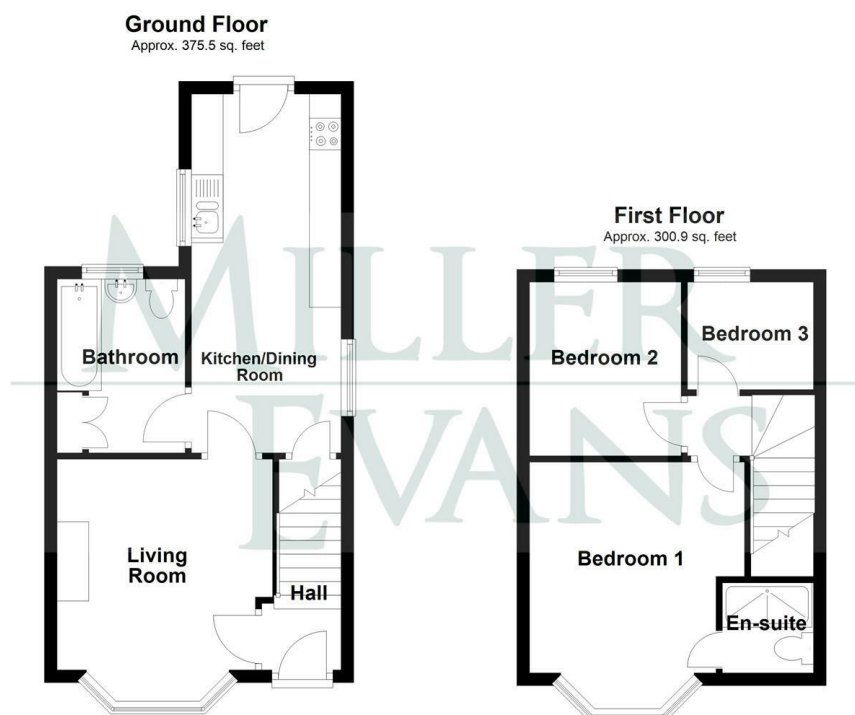
A neatly kept and well maintained, three bedroom house situated at the end of a pleasant terrace.

This three bedroom end terraced property is neatly presented and has been much improved by the current owners to provide well planned and well proportioned accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing.

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



FLOOR PLANS



Total area: approx. 676.4 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

10'11" x 11'2" (3.33m x 3.40m)

KITCHEN / DINING ROOM

18'7" x 7'9" (5.66m x 2.36m)

Neatly appointed and fitted with a range of matching units

GROUND FLOOR BATHROOM

Panelled bath with shower over

Wash hand basin, wc

Built in linen cupboard

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'11" x 11'1" (3.33m x 3.39m)

EN SUITE SHOWER ROOM

Walk in shower

WC

BEDROOM 2

9'0" x 7'10" (2.74m x 2.39m)

BEDROOM 3

5'7" x 6'6" (1.70m x 1.99m)

OUTSIDE THE PROPERTY

The property is set back from the road by an open-plan forecourt, providing parking space and serving the reception area.

There is a good sized easily maintained, enclosed REAR GARDEN with a patio, pathway flanked on both sides by gravelled beds.

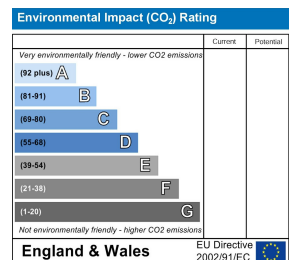
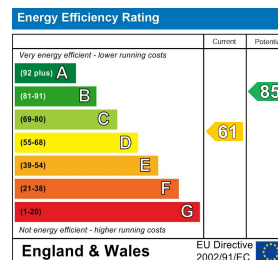


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ditherington Road to the Heathgates Island. Take the first exit onto Whitchurch Road and proceed the second set of traffic lights and turn left into Kendal Road, 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: 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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