



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Rondel Street, Shrewsbury, SY1 4FA

£280,000 Offers

To view this property please call us on **01743 236 800** Ref: T7898/SL/KQ

A particularly well appointed and especially well maintained, modern detached, 3 bedroom house, occupying an enviable position, on this conveniently placed residential development.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented by the current owner to an exacting standard. With the benefit of gas fired central heating and double glazing, the accommodation briefly comprises: entrance hall, cloakroom, living room, kitchen/dining room and utility; master bedroom with en-suite shower room, two further bedrooms and family bathroom. Garage and forecourt and enclosed rear garden with patio and terrace.

The property is situated on the fringe of this popular, conveniently placed and established residential development, within easy reach of excellent amenities including shopping facilities, schools, bus service to the town centre and the Shrewsbury by pass which allows ease of access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

Panelled and part glazed door to a spacious:

ENTRANCE HALL

Deep, built in under stairs store cupboard

CLOAKROOM

WC - low flush type

Corner pedestal wash hand basin

Tiled splash

LIVING ROOM

12'2" x 12'10" (3.71m x 3.91m)

A pleasant room

Picture window with plantation shutters, opening onto and overlooking the forecourt and reception area to the front

KITCHEN/DINING ROOM

9'3" x 18'0" (2.82m x 5.49m)

Neatly appointed and fitted with a range of matching, modern units with integrated appliances

Window overlooking the rear garden

Glazed French doors allowing access to the garden

UTILITY ROOM

5'4" x 7'7" (1.63m x 2.31m)

Fitted with a range of matching units

Wall mounted gas fired boiler, providing the heating and domestic hot water

Door allowing access to the garden

From the entrance hall, a STAIRCASE WITH HANDRAIL AND BALUSTRADE, rises to a spacious first floor LANDING with a large built in linen cupboard

Access via a fold away loft ladder to the roof space

MASTER BEDROOM 1

10'9" x 6'7" (3.28m x 2.00m)

Window to the front with fitted plantation shutters

EN-SUITE SHOWER ROOM

Fully tiled corner shower cubicle with side panel and pivot door and direct mixer shower

Pedestal wash hand basin

WC - low type flush

Walls partly tiled

BEDROOM 2

9'3" x 9'5" (2.81m x 2.87m)

Window overlooking the rear garden

BEDROOM 3

9'3" x 8'3" (2.81m x 2.51m)

Window overlooking the rear garden

FAMILY BATHROOM

Neatly appointed with a modern suite

Panelled bath

Electric shower with shower screen

Pedestal wash hand basin

WC - low type flush

Walls fully tiled to the bath and shower area; the remainder partly tiled

OUTSIDE THE PROPERTY

GARAGE

Electric door

Personal door to the rear garden

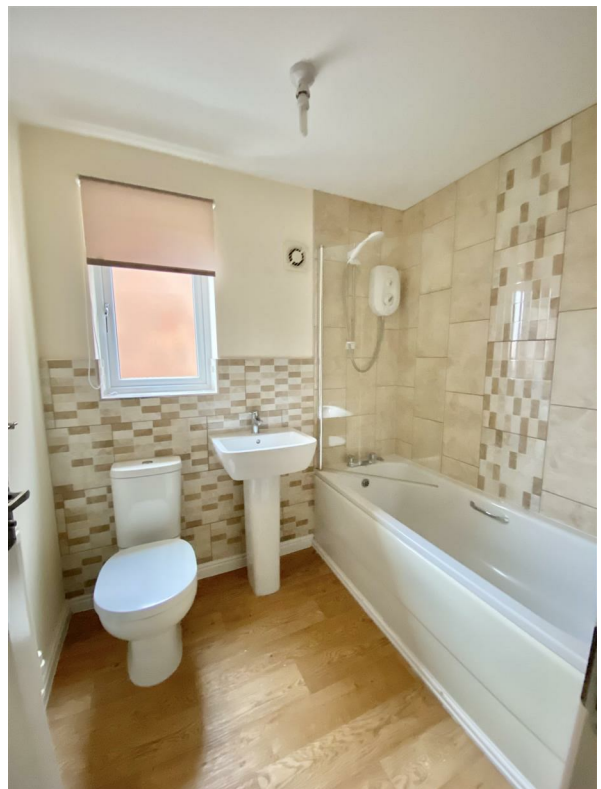
Additional parking space

To the front, the property is set back from the drive by an open plan forecourt with further Tarmacadam hard standing, providing additional parking with a paved pathway serving the formal reception area.

To the rear, there is a particularly good sized, neatly kept and attractively landscaped garden with an extensive paved patio and terrace, central lawn served by a paved and gravelled pathway, with a further extensive paved terrace providing an ideal entertaining space. The whole of the garden is neatly kept and enclosed on all sides by closely boarded wooden fencing.



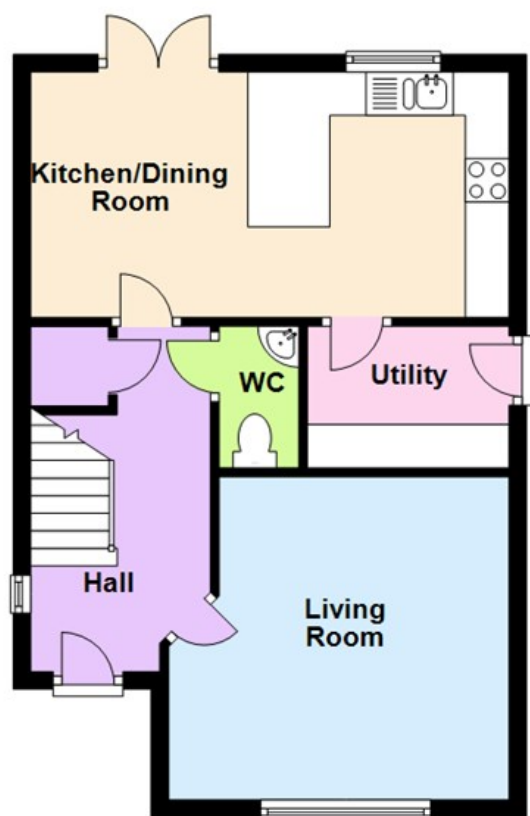






FLOOR PLANS ...

Ground Floor



First Floor

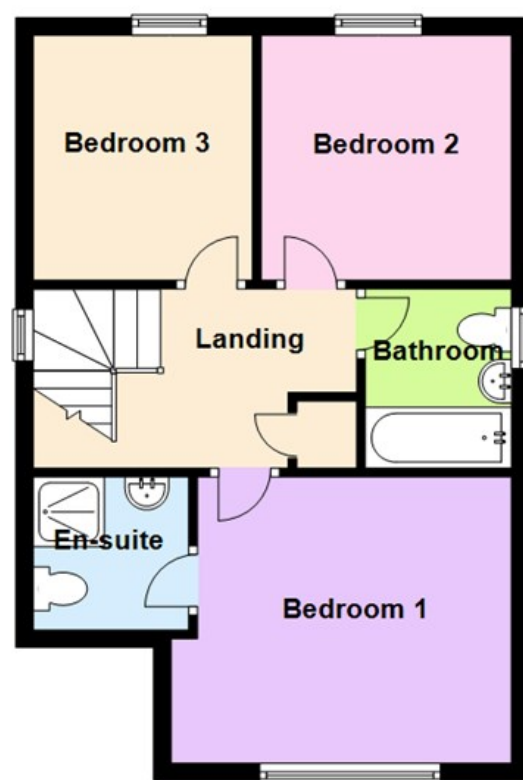
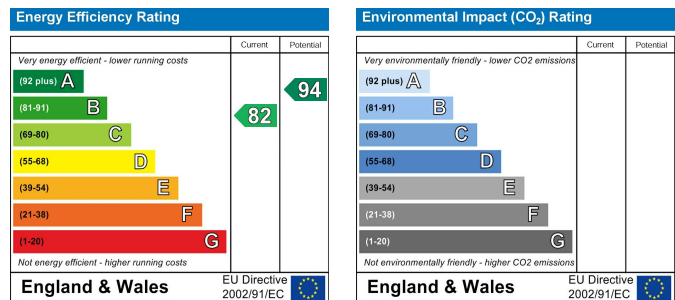


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A49 Whitchurch Road. Continue through the traffic lights towards Battlefield, turning right into Shillingston Drive. Continue along Shillingston Drive, turning left into Rondel Street and immediately into a private drive leading to the formal reception area at the front of the property.

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: D

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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