



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 New Houses, Edgebolton, Shawbury, Shrewsbury, SY4 4EN £275,000 Region

To view this property please call us on **01743 236 800** Ref: C7616/WM/KQ

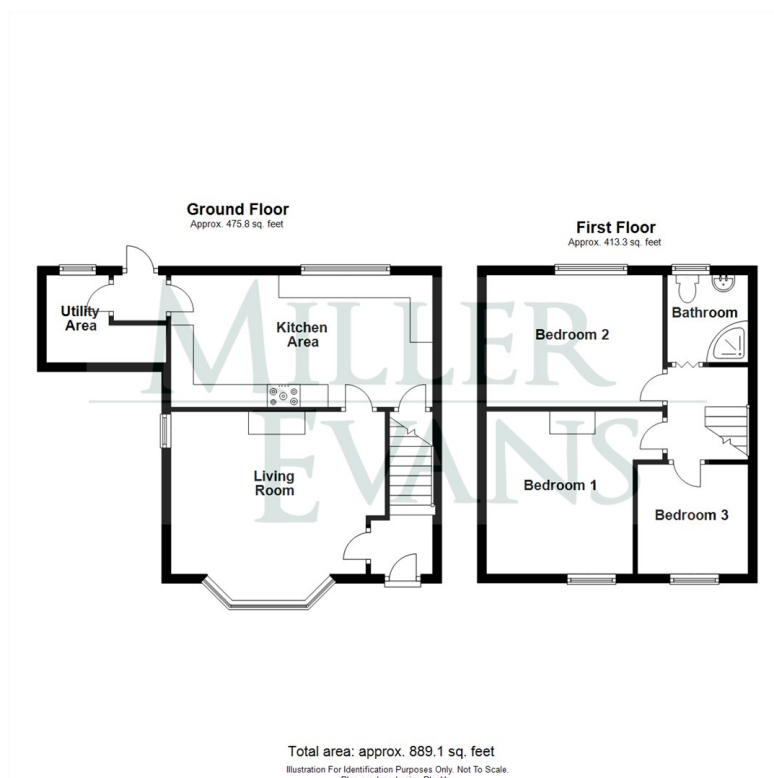
A well appointed three bedroom semi-detached family home set on an extensive plot.

This three bedroom semi-detached family home provides well planned accommodation and is set on an extensive plot, briefly comprising; living room, kitchen, utility area, three bedrooms and shower room. Spacious driveway providing ample parking. Large rear garden.

The property is pleasantly situated on the outskirts of the popular village of Shawbury, where there are excellent local amenities including primary school, village Church, co-op, butchers and the renowned Fox & Hounds public house. Shawbury is also well placed for access to Shrewsbury, Telford and Newport.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

11'10" x 15'7" (3.60m x 4.74m)

Bay window to the front and window to the side

KITCHEN

9'7" x 19'0" (2.92m x 5.80m)

Fitted with a range of matching wall and base units

Understairs store cupboard

Window to the rear

Door to:

UTILITY AREA

6'4" x 8'9" (1.94m x 2.66m)

Window to the rear

Door to garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'10" x 10'8" (3.60m x 3.25m)

BEDROOM 2

9'7" x 12'10" (2.92m x 3.91m)

BEDROOM 3

8'0" x 8'0" (2.43m x 2.45m)

SHOWER ROOM

Wash hand basin, wc

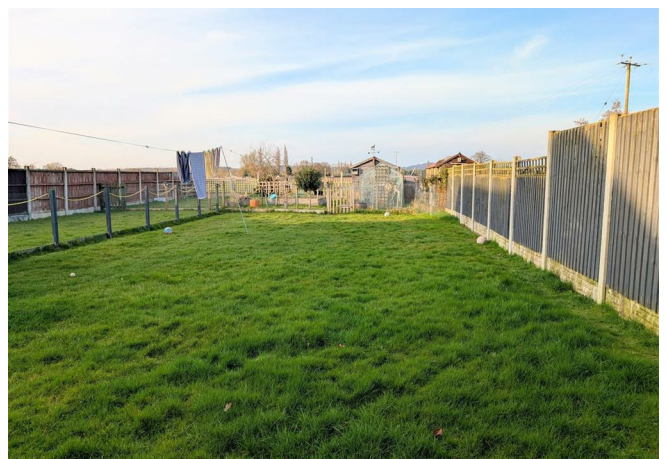
Shower cubicle

Window to the rear

OUTSIDE THE PROPERTY

The property is approached over a spacious driveway providing ample parking, flanked by front garden laid to lawn with well stocked floral and shrubbery borders.

Gated access to the large rear garden which is predominantly laid to lawn with a variety of trees and shrubs and vegetable patches, Greenhouse. Garden shed. The garden enjoys open views to the rear.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A53 (Newcastle Market Drayton Road) and proceed through Shawbury and after approx. one mile, turn right onto Muckleton Road. 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

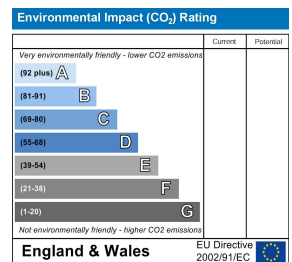
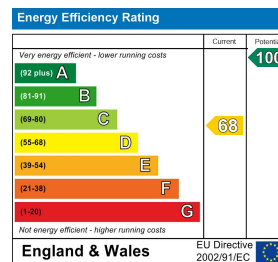
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band:

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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