



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

19 Corsten Drive, Shrewsbury, SY2 5TJ

£225,000 Region

To view this property please call us on **01743 236 800** Ref: T7915/SL/KQ

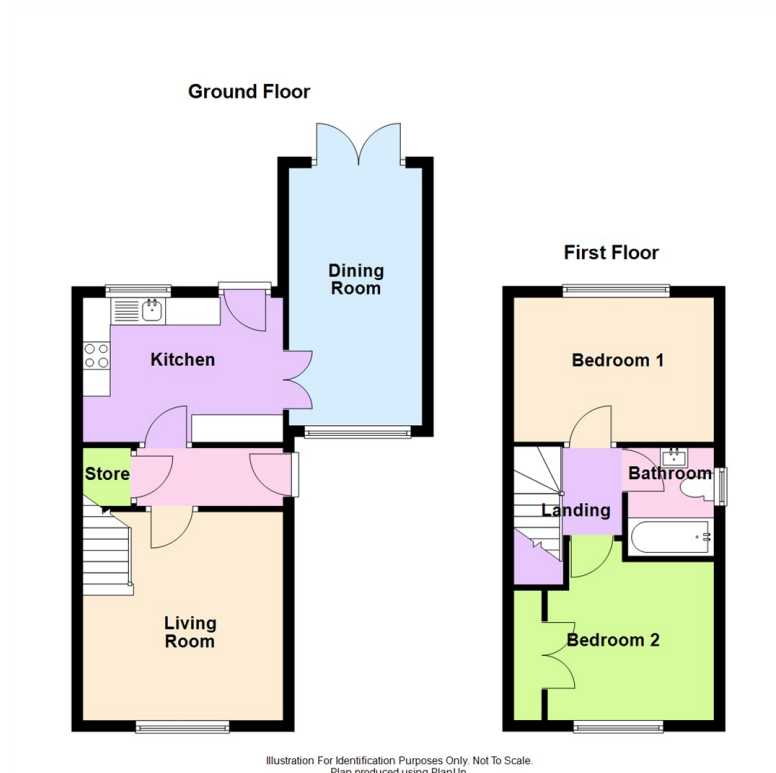
A neatly kept, well appointed and improved, two bedroom semi-detached house.

This two bedroom semi-detached house is neatly presented and well maintained and provides well planned accommodation throughout with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing.

The property is situated in a quiet cul-de-sac position on this popular residential development close to excellent amenities including local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Built in store cupboard

LIVING ROOM

12'6" x 12'0" (3.81m x 3.66m)

A pleasant room with window to the front

KITCHEN

8'8" x 12'0" (2.64m x 3.66m)

Neatly appointed and fitted with a range of matching modern units with window and door allowing access to the rear garden

Double doors to:

DINING ROOM

15'5" x 8'0" (4.70m x 2.44m)

A pleasant through room with glazed French doors to the rear garden.

From the living room a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

8'11" x 12'0" (2.72m x 3.66m)

Window to the rear garden

BEDROOM 2

7'9" x 12'0" (2.37m x 3.66m)

Built in wardrobe

Window to the front

BATHROOM

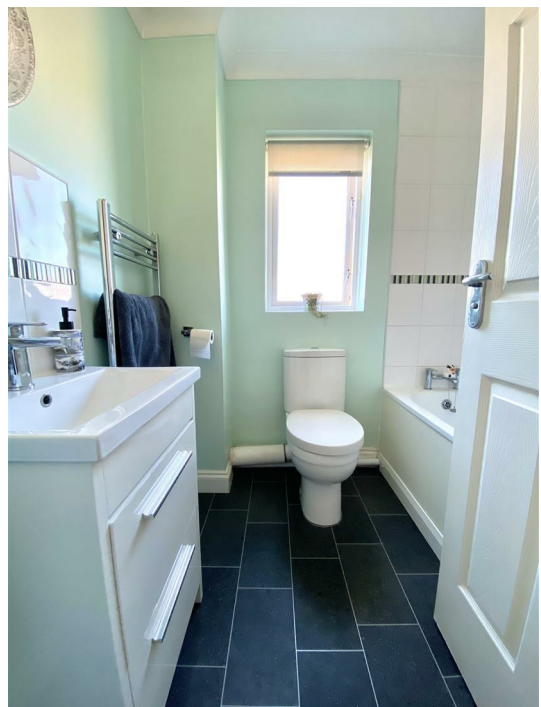
Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a generous forecourt to the front providing ample parking and serving the reception area.

There is a particularly good sized REAR GARDEN which is neatly kept with a paved patio and terrace, good sized lawn with a further decked terrace. The whole being enclosed by well maintained closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge. Continue along Abbey Foregate to the traffic lights and turn left into Monkmoor Road. Continue the full length of Monkmoor Road to the traffic island and take the second exit and continue for a further distance, eventually turning left into Corsten Drive where the property will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

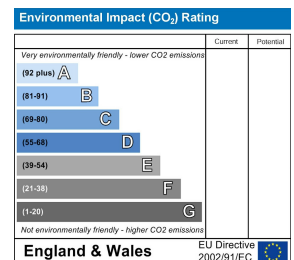
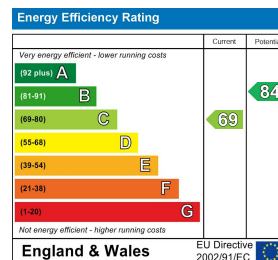
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones