



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 Painters Place, Bicton Heath, Shrewsbury, SY3 5PT

£230,000 Region

To view this property please call us on **01743 236 800** Ref: T7923/SL/lrd

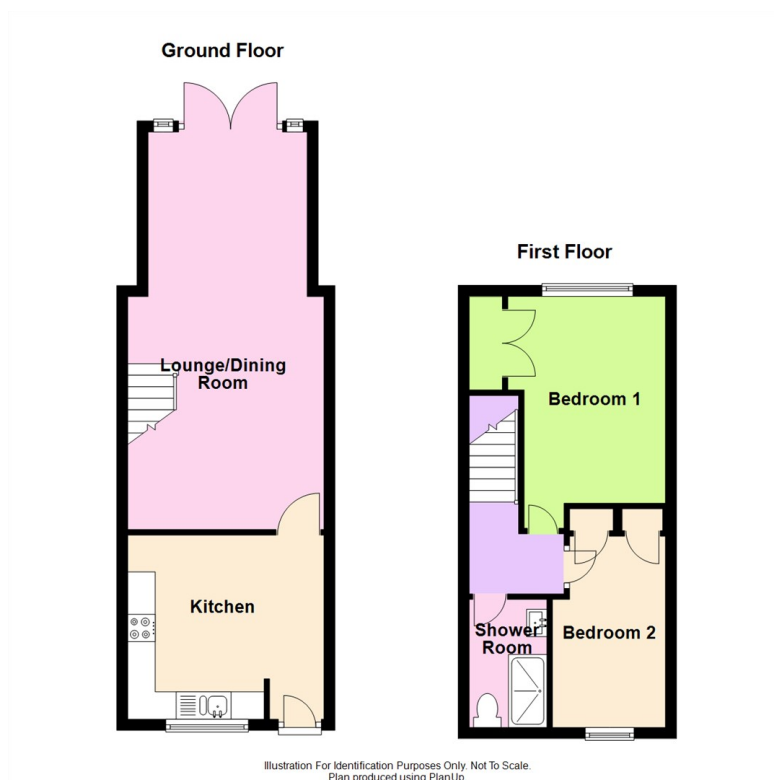
A particularly well appointed, neatly kept and extended two bedroom house, situated in a quiet cul-de-sac position, on this popular residential development.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The ground floor accommodation has been extended and with the benefit of gas fired central heating and double glazing, briefly comprises: entrance canopy, kitchen, lounge/dining room, two bedrooms and shower room. Neatly kept forecourt, two allocated parking spaces, enclosed rear garden.

The property occupies a pleasant, quiet cul-de-sac position, on this popular and well established residential development, situated on the western fringe of Shrewsbury, conveniently placed within excellent amenities including shops, schools, the Royal Shrewsbury Hospital, frequent bus service to the town centre and within easy reach of the Shrewsbury by pass, which allows access onto the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE CANOPY

With panelled door to:

KITCHEN

11'0" x 11'9" (3.35m x 3.57m)

Spacious kitchen, neatly appointed and fitted with a range of matching modern units

LOUNGE/DINING ROOM

23'9" x 11'9" (7.24m x 3.57m)

Two windows to the rear

Waxed and polished oak floor

Glazed French doors with side screens opening onto and overlooking the garden to the rear

Staircase with balustrade rises to a FIRST FLOOR LANDING. Access to roof space (partly boarded).

BEDROOM 1

12'4" x 8'5" (3.77m x 2.57m)

Window to the rear

Double door built in wardrobe

BEDROOM 2

12'10" x 6'9" (3.91m x 2.06m)

Window to the front,

Two built in wardrobes

SHOWER ROOM

Large walk in shower

Wash hand basin and vanity unit

WC - low type flush

OUTSIDE THE PROPERTY

To the front, there is an attractive shallow forecourt serving the formal reception area with an allocated parking space. A short distance from the property, there is a further communal parking area with a second allocated parking space.

To the rear, there is an enclosed paved garden.



The property is best approached out of Shrewsbury on the A450 Welshpool Road. At the first mini island, turn left into Somerby Drive, second left into Winterton Way and after a further distance, turn right into Painters Place.



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 76 Potential: 90

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 76 Potential: 90

England & Wales EU Directive 2002/91/EC

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

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

Council Tax Band B

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

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

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.

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.



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