



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

13 Broadhead Drive, Shrewsbury SY1 4FB

£259,000 Region

To view this property please call us on **01743 236 800** Ref: T7928/SL/MU

A particularly well appointed, well maintained and improved, 3 bedroomed, semi-detached town house with accommodation arranged over 3 levels and situated on this popular and convenient established residential development.

The property provides well planned and well proportioned accommodation with rooms arranged over 3 levels and has been well maintained and improved by the current owner and is presented throughout to an exacting standard and benefits from full gas-fired central heating and double glazing.

Situated on the fringe of this popular and established residential development on the northern fringe of the town. Well placed within reach of excellent shops, schools, recreational facilities, a bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'8" x 11'10" (4.47m x 3.61m)

A pleasant room with window overlooking the formal reception area to the front.

INNER HALLWAY

With cloakroom

CLOAKROOM

With wc low type flush
Hand basin.

KITCHEN/DINING ROOM

9'1" x 11'10" (2.76m x 3.61m)

Neatly appointed and fitted with a range of matching modern units

From the inner hall a STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 2

8'10" x 11'10" (2.70m x 3.61m)

BEDROOM 3

8'11" x 11'10" (2.72m x 3.61m)

FAMILY BATHROOM

With panelled bath
wc low type flush
Wash hand basin.

From the first floor landing a STAIRCASE rises to a SECOND FLOOR LANDING with built in store cupboard.

MASTER BEDROOM

12'10" x 8'11" (3.91m x 2.71m)

EN SUITE SHOWER ROOM

With shower cubicle
Wash hand basin
wc low type flush.

OUTSIDE THE PROPERTY

TO THE FRONT the property is set back from the road by a generous tar macadam forecourt which provides double parking and serves the formal reception area.

A gateway with pathway to the side allows access to the PARTICULARLY ATTRACTIVE REAR GARDEN with an open sided GARDEN ROOM providing an ideal entertaining space, ideal for alfresco dining. Pathways serve the remainder of the garden with a substantial timber and felt garden store/workshop. The whole being particularly attractive, well maintained and enclosed on all sides.

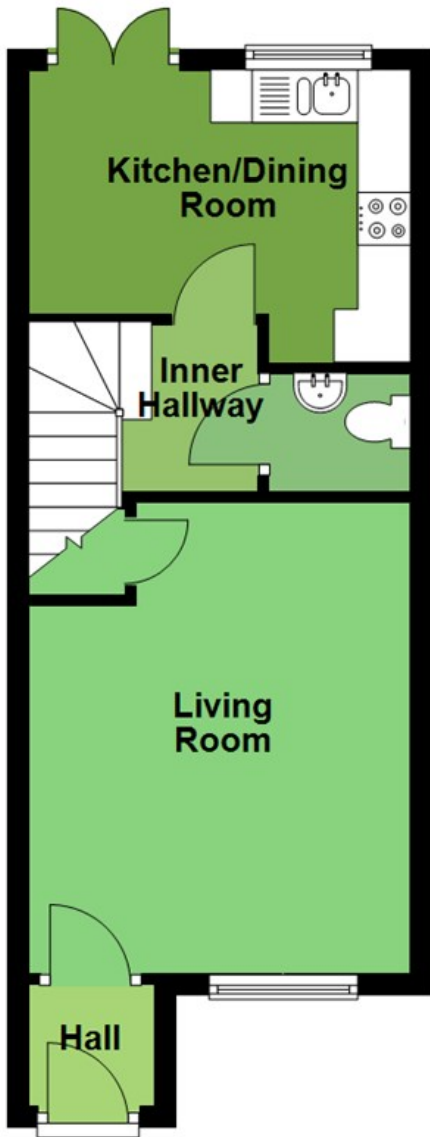




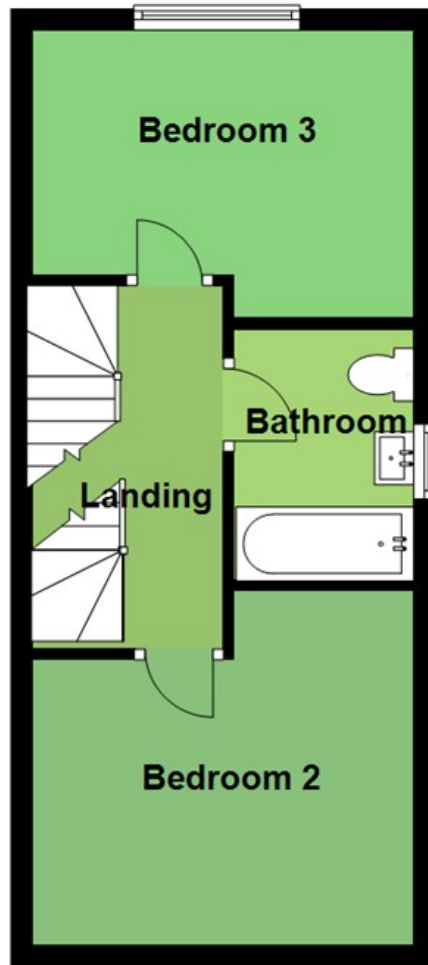


FLOOR PLANS ...

Ground Floor



First Floor



Second Floor

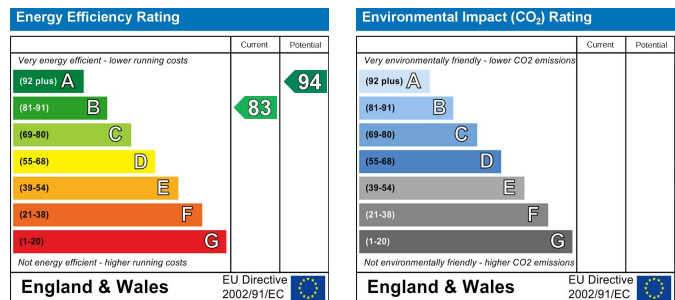


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on St Michaels Street and Ditherington Road to The Heathgates Island and take the first exit and continue along Whitchurch Road for some distance. Proceed through the traffic lights to Battlefield Road. Continue for a further distance, eventually turning right into Shillingston Drive, left into Rondel Street and left into Broadhead Drive where the property will be found after a short distance 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: C

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:



The UK's number one property website

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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