



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 The Bradleys, Sundorne Grove, Shrewsbury, SY1 4TQ £227,500 Region

To view this property please call us on **01743 236 800** Ref: T7944/WM/KQ

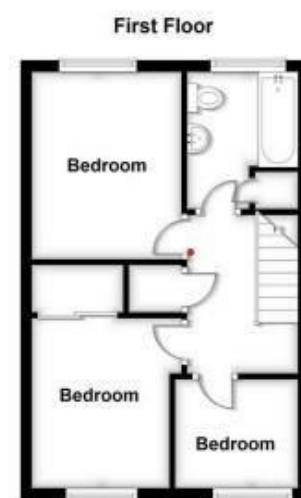
A much improved, three bedroom family house in a pleasant cul-de-sac position.

A much improved, modern, three bedroom family house briefly comprising; entrance hall, kitchen, living room, sun room, three bedrooms and bathroom. Garage and parking. Enclosed rear garden. Gas fired central heating and double glazing.

The property occupies a pleasant cul-de-sac position, on this popular residential area close to excellent local amenities, including shops and schools and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Wood effect flooring
Understairs store cupboard

KITCHEN

8'6" x 9'0" (2.59m x 2.74m)
Recently re-fitted with a range of matching wall and base shaker style units with wooden work surfaces over
Integrated dishwasher and fridge freezer
Oven, four ring hob and extractor hood
Wood effect flooring

LOUNGE / DINING ROOM

15'5" x 14'5" (4.70m x 4.39m)
Feature media wall with recessed fire
Cupboards and display shelving to either side
Wood effect flooring
French doors to

SUN ROOM

9'2" x 11'8" (2.79m x 3.56m)
Wood effect flooring
Double doors to rear garden

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

BEDROOM 1

8'7" x 10'10" (2.62m x 3.30m)
Built in wardrobes

BEDROOM 2

8'8" x 9'9" (2.64m x 2.97m)

BEDROOM 3

6'6" x 6'10" (1.98m x 2.08m)

BATHROOM

Newly fitted panelled bath with shower over
Wash hand basin, wc
Heated towel rail
Store cupboard

OUTSIDE THE PROPERTY

The property is approached over a driveway providing parking and leading to the GARAGE. Front garden laid to gravel for ease of maintenance.

Enclosed REAR GARDEN laid to lawn with patio area, the whole enclosed by wooden fencing.




HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Sundorne Road. Continue to the mini island, turning left onto Featherbed Lane. Turn right onto The Parks and Right onto The Bradleys, where the property will be found.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	(92 plus) A	88
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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



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