



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 Pendle Way, Shrewsbury, SY3 9QH

**£450,000
Asking Price**

To view this property please call us on **01743 236 800** Ref: T7942/SL/KQ

A particularly well appointed and well maintained, modern, detached three double bedroomed bungalow, situated in a highly desirable and convenient residential area.

This modern three bedroom detached bungalow, offered for sale with NO UPWARD CHAIN, provides well planned and well proportioned accommodation throughout and is presented to an exacting standard. Gas fired central heating and double glazing.

The property occupies an enviable position in this highly desirable and much sought after residential area, well placed within reach of excellent local amenities including schools, a frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass (A5) with M54 link to the West Midlands.



INSIDE THE PROPERTY

Entrance door with glazed side screens to:

ENTRANCE HALL

Built in cloaks cupboard

Door to:

INNER HALL

Large built in linen cupboard/airing cupboard with slatted shelving and housing the gas fired boiler.

CLOAKROOM

Wash hand basin, wc

L SHAPED LOUNGE / DINING ROOM

18'7" x 23'0" (5.66m x 7.01m)

A pleasant room with fireplace with surround and mantel

Marble slips, raised marble hearth and inset living flame coal effect gas fire

Double glazed sliding patio doors opening onto the rear garden

Further window overlooking the garden

KITCHEN

9'10" x 13'0" (3.00m x 3.96m)

Neatly appointed and fitted with a range of matching modern units with some integrated appliances

Door to porch.

BEDROOM 1

13'4" x 15'0" (4.06m x 4.57m)

Central dressing surface flanked by double door built in wardrobes

Window overlooking the rear garden

BEDROOM 2

14'7" x 10'8" (4.45m x 3.25m)

Window overlooking the rear garden

BEDROOM 3

11'6" x 6'7" (3.50m x 2.00m)

Window overlooking the front garden

SHOWER ROOM

Large walk in shower

Dressing surface with inset wash hand basin, wc

Heated towel rail

OUTSIDE THE PROPERTY

RECESSED PORCH

Allowing access to the garage.

GARAGE

Electric Carousel door.

Electric light and power supply.

Personal door to garden.

The property is set back from the road by a neatly kept garden which is laid to lawn with floral, shrubbery and rockery displays, and inset specimen tree. A pathway serves the reception area with a driveway providing parking and serving the garage.

To the side is a wooden access gate and a concrete pathway leading to the particularly neatly kept and well stocked rear garden, which enjoys a sunny southerly aspect. The garden is laid to lawn with paved patio and terraced areas, with shrubbery and herbaceous displays. The garden is enclosed on all sides. Cold water supply tap and external power supply.





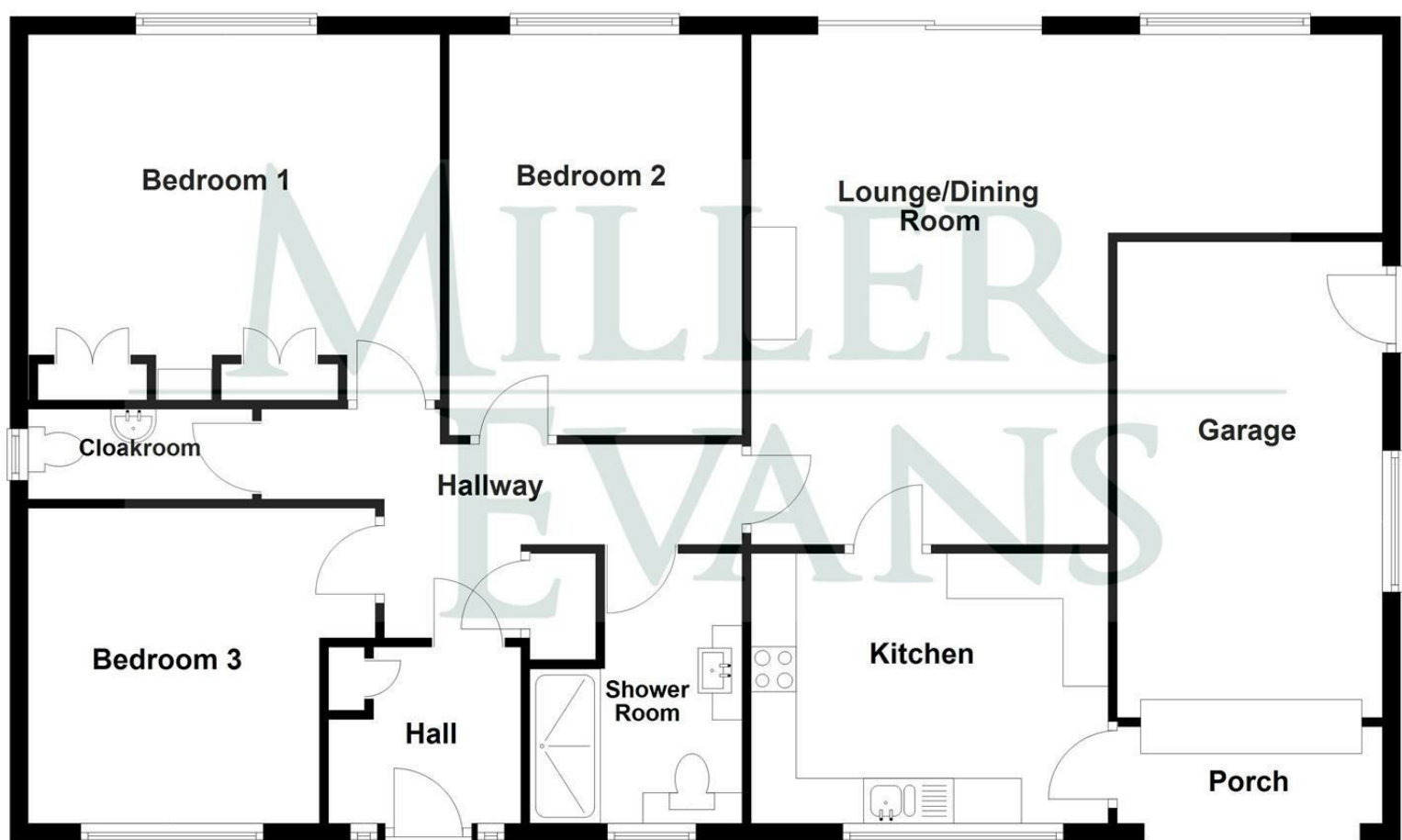




FLOOR PLANS ...

Floor Plan

Approx. 1417.2 sq. feet

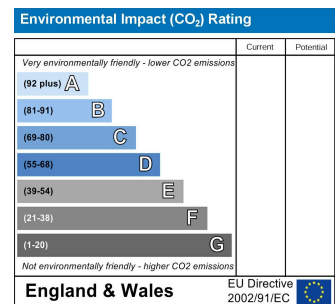
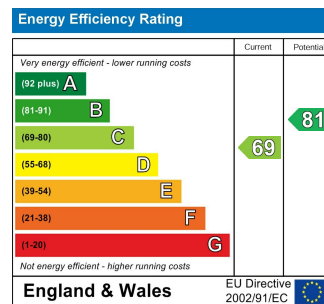


Total area: approx. 1417.2 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Roman Road towards Meole Brace. Turn right into Upper Road and continue through the one-way system to the mini-island. Turn left into Vicarage Road. After a further distance, take the second turning left into Alexandra Avenue. Continue the full length of Alexandra Avenue into Washford Road. Turn left into Pendle Way. Continue for a further distance, where the bungalow 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: E

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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