



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Aries Drive, Shawbury, Shrewsbury, SY4 4RX

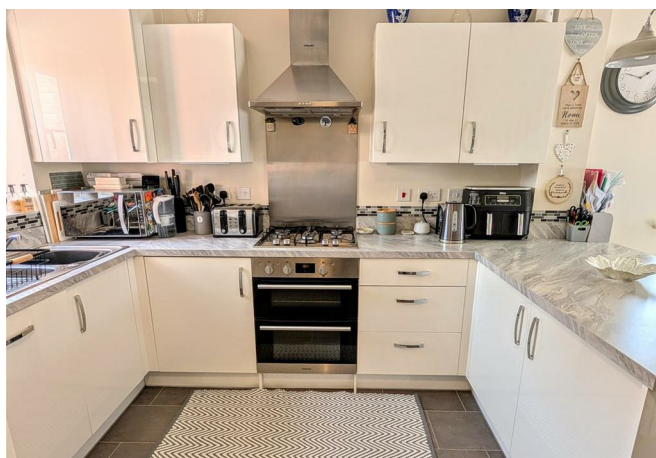
**Offers In The Region Of
£239,950**

To view this property please call us on **01743 236 800** Ref: C7642/WM/KQ

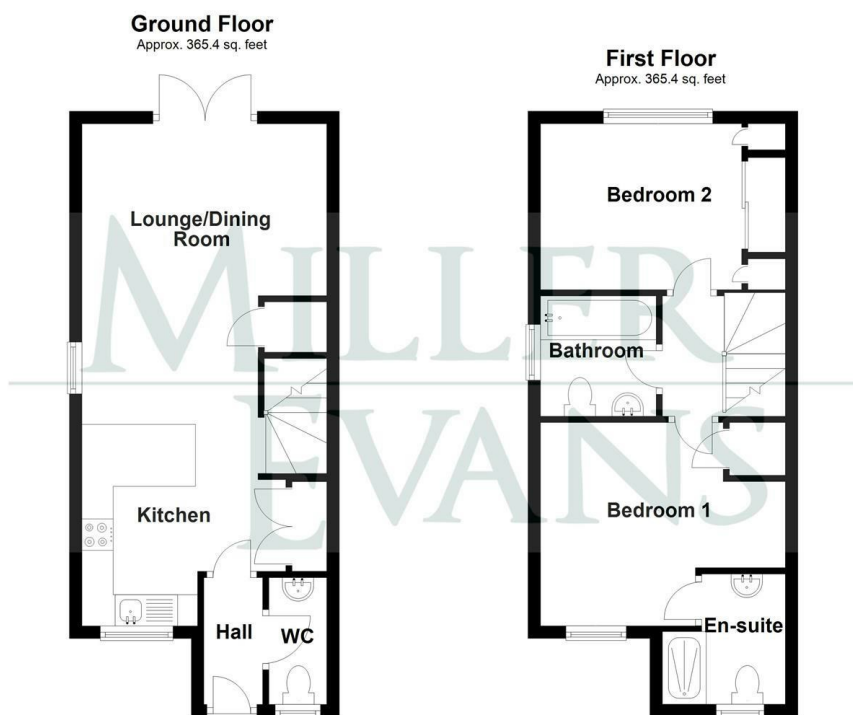
A well presented two bedroom semi-detached family home.

This well presented two bedroom semi-detached house provides spacious accommodation briefly comprising; entrance hall, cloakroom, kitchen, lounge/dining room, bedroom one with en suite shower room, second bedroom and bathroom. Two parking spaces. Neatly kept rear garden. The property benefits from gas fired central heating.

The property is pleasantly situated within the popular village of Shawbury, where there are an excellent range of local amenities including primary school, village church, local co-op and butchers, the renowned Fox & Hound public house and a frequent bus service to the nearby Shrewsbury town centre.



FLOOR PLANS



Total area: approx. 730.9 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

KITCHEN

10'7" x 9'3" (3.23m x 2.82m)

Range of matching wall and base units

Large store cupboard

Window to the front

Opening to:

LOUNGE / DINING ROOM

15'5" x 12'10" (4.70m x 3.92m)

Window to the side

French doors to rear garden

Store cupboard

STAIRCASE rising from the living room to FIRST FLOOR LANDING

BEDROOM 1

10'8" x 12'10" (3.25m x 3.92m)

Built in wardrobe

Window to the front

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

8'9" x 12'10" (2.66m x 3.92m)

Built in wardrobes

Window to the rear

BATHROOM

Panelled bath

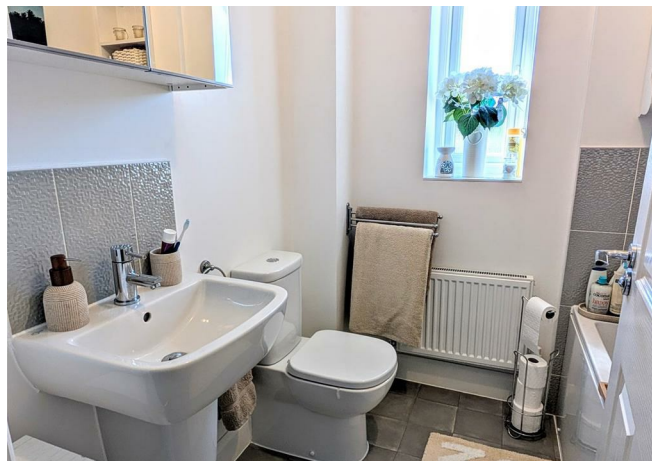
Wash hand basin, wc

Window

OUTSIDE THE PROPERTY

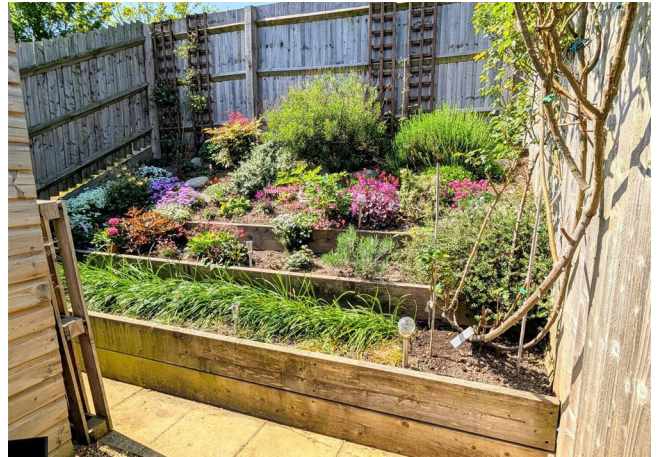
The property is approached over a concrete path flanked by slate beds with floral borders. Stone area to the side with dwarf hedging. Two parking spaces and bin store.

Enclosed REAR GARDEN laid to lawn with paved patio area, gravelled area with large garden store shed. Rear tiered garden with a wide range of flowers and shrubs.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A53 (Newcastle Market Drayton Road) and proceed into Shawbury. At the roundabout take the first exit into Aries Drive. Turn left and the property will be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	83	
(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.

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Residential Sales & Lettings
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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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