



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

50 Boscobel Drive, Shrewsbury, SY1 3DU

**£295,000 Offers
In The Region Of**

To view this property please call us on **01743 236 800** Ref: T7666/WM/KQ

A spacious, extended, five bedroom semi- detached family house.

This spacious, five bedroom semi-detached family house provides well planned accommodation benefitting from gas fired central heating and double glazing.

The property is ideally located close to excellent local amenities, including shops and schools and on a frequent bus service to the nearby town centre.



FLOOR PLANS



Total area: approx. 132.9 sq. metres (1430.9 sq. feet)

INSIDE THE PROPERTY

RECEPTION HALL

LIVING ROOM

12'2" x 13'0" (3.71m x 3.96m)

Window to the front

Door to kitchen

KITCHEN / DINING ROOM

9'2" x 19'2" (2.79m x 5.84m)

Range of matching wall and base units

Window to the rear

Sliding doors to:

CONSERVATORY

11'4" x 8'3" (3.45m x 2.51m)

French doors to rear garden

UTILITY ROOM

Base units

Door to rear

CLOAKROOM

Wash hand basin, wc

SITTING ROOM / BEDROOM 5

14'5" x 10'2" (4.39m x 3.10m)

Window and door to the front.

STAIRCASE rising from reception hall to FIRST FLOOR LANDING

BEDROOM 1

13'5" x 10'2" (4.09m x 3.10m)

Window to the front

Store cupboard

EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, WC

BEDROOM 2

10'2" x 11'2" (3.10m x 3.40m)

Window to the front

BEDROOM 3

9'2" x 10'8" (2.79m x 3.25m)

Fitted wardrobes

Window to the rear

BEDROOM 4

6'11" x 7'8" (2.11m x 2.34m)

Window to the front

BATHROOM

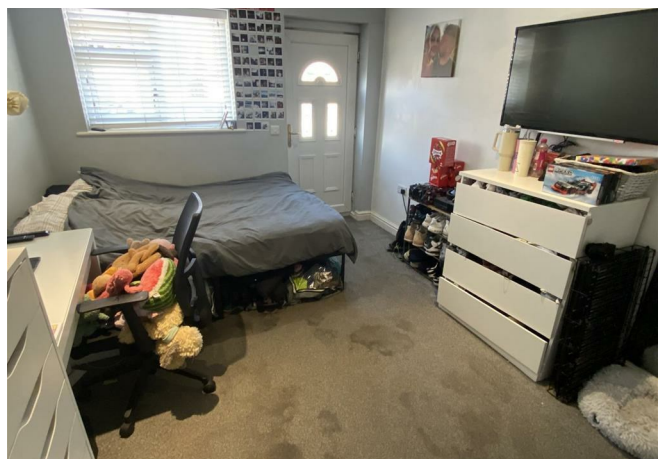
Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

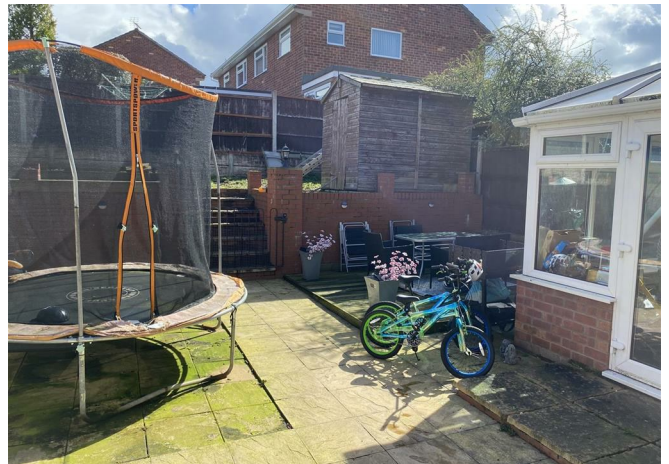
The property is set back from the road and approached over a concrete and gravelled drive providing ample parking.

Enclosed REAR GARDEN with large patio area with terraced seating area. steps rising to upper level of garden, laid to lawn with decked area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Coton Hill and onto Ellesmere Road. After some distance, turn right onto Mount Pleasant Road. Follow the road and eventually turn right onto Leighton Road, then right onto Boscobel Drive, where the property will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

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

TENURE

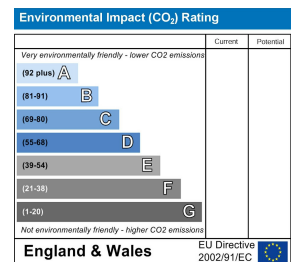
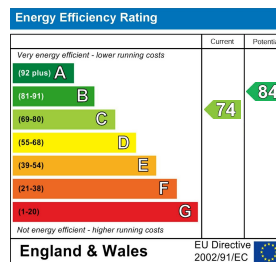
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: 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.

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 The UK's number one property website

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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



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones