



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**15 Dickens Place, Copthorne, Shrewsbury, SY3 8ZB £285,000 Region**

To view this property please call us on **01743 236 800** Ref: T7951/SL/KQ



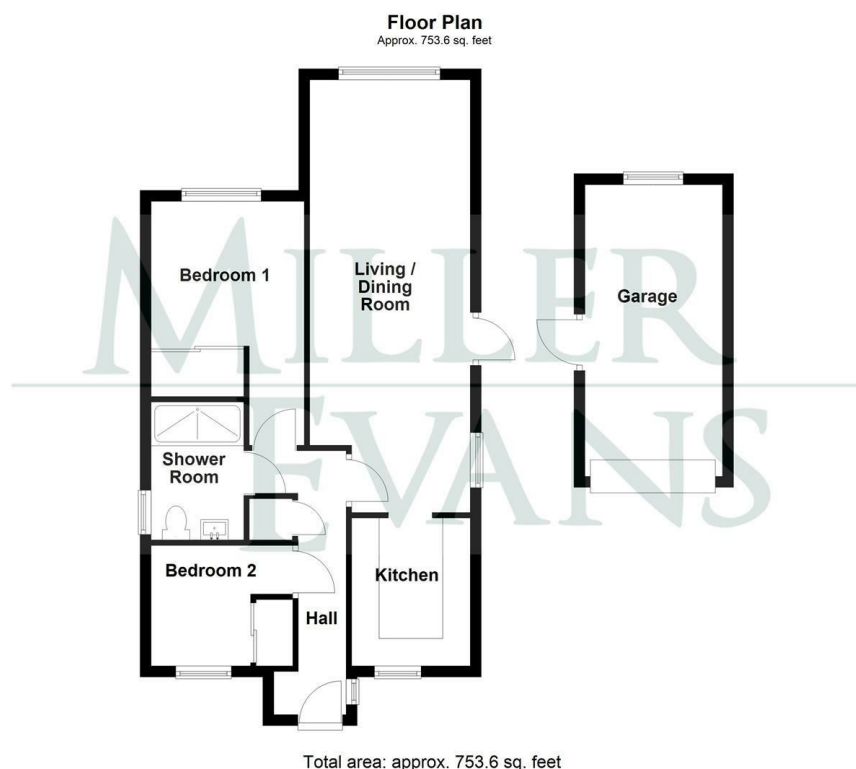
# A spacious, well appointed two bedroom detached bungalow residence.

This well maintained detached bungalow provides well planned accommodation briefly comprising; entrance hall, living room/dining room, kitchen, two bedrooms and shower room. Garage and parking. Enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated at the end of this pleasant and quiet cul-de-sac, well placed within reach of excellent amenities including local shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass with M54 link to the West Midlands.



## FLOOR PLANS



---

## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING / DINING ROOM

25'10" x 9'7" (7.87m x 2.92m)

Spacious room with door to garden

### KITCHEN

8'10" x 7'1" (2.69m x 2.16m)

Fitted with a range of matching wall and base units

Inset oven, hob and extractor hood

### BEDROOM 1

10'10" x 9'3" (3.30m x 2.82m)

Built in wardrobes

### BEDROOM 2

7'6" x 8'8" (2.29m x 2.64m)

Built in wardrobes

### SHOWER ROOM

Walk in shower

Wash hand basin, wc

## OUTSIDE THE PROPERTY

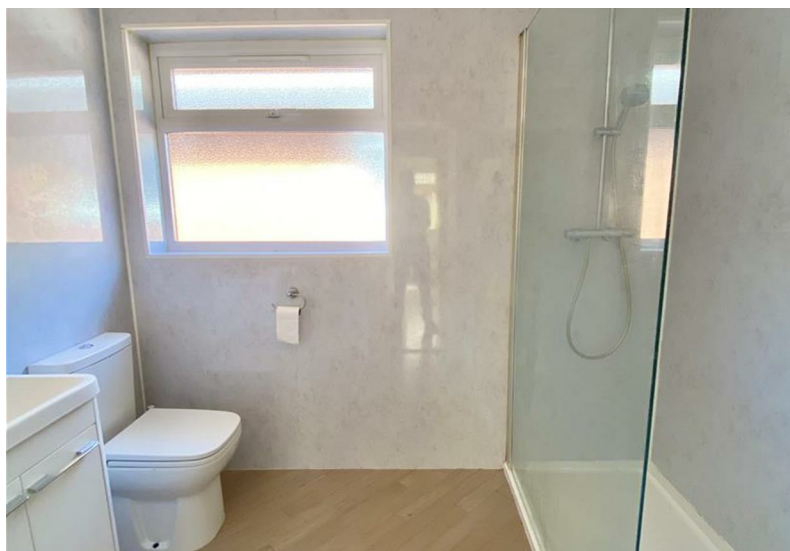
### GARAGE

The property is approached over a driveway providing parking and giving access to the garage.

Enclosed, easily maintained rear garden laid to lawn with paved patio area and shrub beds. The garden is enclosed on all side by closely boarded wooden fencing.



The property is best approached out of Shrewsbury along Mytton Oak Road. After some distance, turn left into Crowmeole Lane. Continue for some distance, bearing right into Churchill Road. Turn left into Dickens Place where the bungalow will be found.



## SERVICES

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

## TENURE

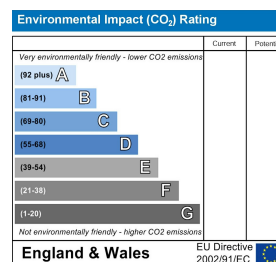
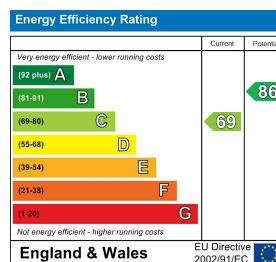
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## 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:



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



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

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**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