



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

84 White Lodge Park, Shawbury, Shrewsbury, SY4 4NU £250,000 Region

To view this property please call us on **01743 236 800** Ref: C7647/WM/KQ

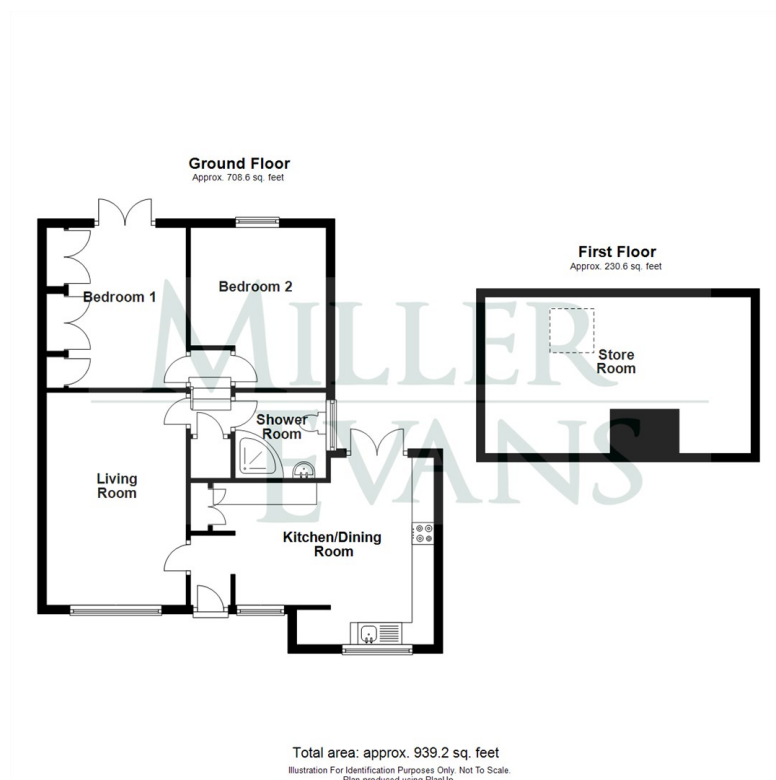
An immaculately presented two bedroom semi-detached bungalow, set on an extensive plot.

This two bedroom semi-detached bungalow is immaculately presented and provides well planned accommodation briefly comprising; living room, dining kitchen, two bedrooms and shower room. Converted loft for added storage. Extensive rear garden. The property benefits from gas fired central heating.

The property is pleasantly situated in a quiet cul-de-sac position within the popular village of Shawbury, where there are an excellent range of local amenities including; primary school, Church, co-op and butchers, the renowned Fox & Hounds public house and on a frequent bus service to the nearby town centre. Shawbury is well placed for access to Shrewsbury, Telford and Newport.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

15'11" x 10'5" (4.85m x 3.18m)

Large window to the front

Door to inner hall

DINING KITCHEN

6'7" x 18'2" (2.00m x 5.54m)

Matching range of modern wall and base units

Window to the front

French doors to rear garden

BEDROOM 1

12'0" x 10'5" (3.65m x 3.18m)

Built in wardrobes

French doors to garden

BEDROOM 2

12'0" x 10'2" (3.65m x 3.09m)

Window to rear

SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

Window

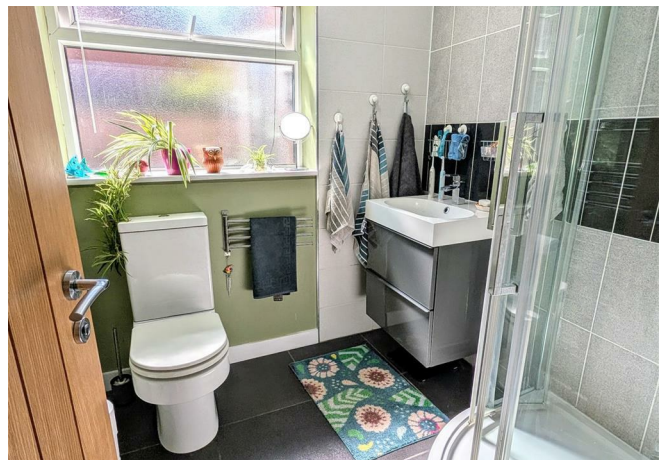
LOFT SPACE

The loft space can be accessed via a pull down ladder. Ideal storage space with Velux window.

OUTSIDE THE PROPERTY

The property is approached over a Tarmacadam driveway providing parking. Brick paved pathway to the reception area with floral borders and mature hedging.

Gated access to the side of the property to the extensive rear garden which is laid to lawn with side paved patio. Two large store sheds. Concrete path leading to the rear where there are four garages with its own gated access leading to Church Close.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A53 to Shawbury. After passing the mini-island, turn right onto White Lodge Park. Turn immediately right continuing on White Lodge Park. Follow the road round and the property will be found at the end of the cul-de-sac on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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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