



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11 Highfields, Shrewsbury, SY2 5PQ**

**£315,000 Region**

To view this property please call us on **01743 236 800** Ref: T7960/WM/KQ



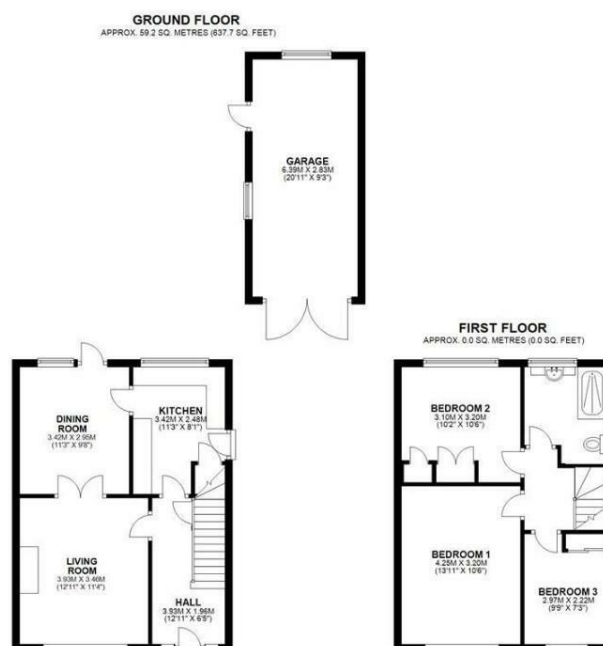
# A well maintained detached family house situated in a popular and convenient location.

This three bedroom detached house provides well planned accommodation briefly comprising; entrance hall, living room, dining room and kitchen, three bedrooms and newly fitted shower room. Detached garage and parking. Well stocked west facing rear garden. The property benefits from gas fired central heating and double glazing. No upward chain.

The property is pleasantly situated in this popular and favoured residential area, well placed within reach of excellent local amenities, including good schools, a range of shops, a frequent bus service to the town centre and is also well placed for easy access to the Shrewsbury by-pass with M54 motorway link to the West Midlands.



## FLOOR PLANS



TOTAL AREA: APPROX. 59.2 SQ. METRES (637.7 SQ. FEET)

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

12'11" x 11'4" (3.94m x 3.45m)

Feature fireplace

Window to the front

Double doors to:

### DINING ROOM

11'3" x 9'8" (3.43m x 2.95m)

Window and door to the rear

Door to:

### KITCHEN

Fitted with a range of matching wall and base units

Double oven with hob over

Space for washing machine

Door to side

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

13'11" x 10'8" (4.24m x 3.25m)

### BEDROOM 2

Built in wardrobes

### BEDROOM 3

Built in wardrobes

### SHOWER ROOM

Newly fitted with a modern suite comprising;

Walk in shower

Wash hand basin with cupboards beneath, wc

## OUTSIDE THE PROPERTY

The property is approached over a block paved driveway providing parking and access to the garage, flanked by front garden laid to lawn with flower and shrub borders.

Large west facing rear garden laid to lawn with patio area and well stocked shrub beds and borders.

### DETACHED GARAGE

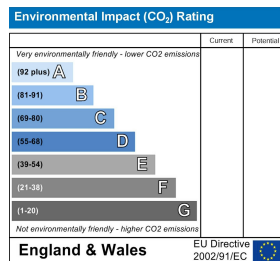
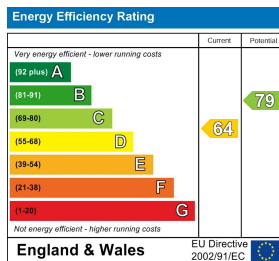
20'11" x 9'3" (6.38m x 2.82m)





## HOW TO FIND THIS PROPERTY

This property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue to the column island, taking the first exit onto Preston Street. Continue for a short distance, before turning left onto Highfields, where the property 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: D

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.

## 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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