



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 Cotes Crescent, Bicton Heath, Shrewsbury, SY3 5AS

£350,000 Region

To view this property please call us on **01743 236 800** Ref: T7964/SL/lrd

A truly immaculate and well appointed and improved, modern detached 2 bedroom bungalow, situated in a quiet cul-de-sac on this popular residential development on the western fringe of Shrewsbury.

The bungalow is presented throughout to an exacting standard and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The bungalow benefits from full gas fired central heating and double glazing and the accommodation briefly comprises: entrance porch, entrance hall, lounge, dining room, kitchen, utility room, conservatory, two bedrooms and shower room. Garage, forecourt parking, and gardens to the front and rear.

The property occupies an enviable cul-de-sac position on this popular residential development which is conveniently placed for excellent amenities including local shops, schools, frequent bus service to the town centre, and within reach of the Shrewsbury bypass, which allows ease of access to the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Wood effect flooring

ENTRANCE HALL

Wood effect flooring

Useful storage cupboard

LOUNGE

11'2" x 16'7" (3.40m x 5.06m)

A pleasant room with bow window overlooking the garden to the front and the formal reception area

Feature fireplace

DINING ROOM

11'2" x 8'10" (3.40m x 2.70m)

Glazed French doors leading to:

CONSERVATORY

Picture windows overlooking the garden and glazed French doors to the garden

KITCHEN

11'2" x 7'5" (3.40m x 2.25m)

Neatly appointed and fitted with a range of matching modern units with a range of integrated appliances

Window to the rear

UTILITY ROOM

6'7" x 9'2" (2.01m x 2.80m)

Fitted with a range of matching units

BEDROOM 1

10'6" x 10'1" (3.19m x 3.08m)

Built-in wardrobe

Window overlooking the garden to the rear

BEDROOM 2

9'7" x 10'1" (2.92m x 3.08m)

Window overlooking the garden to the front

SHOWER ROOM

Window to rear.

Neatly appointed with a corner shower cubicle

Wash hand basin with vanity unit under

Low flush WC

OUTSIDE THE PROPERTY

GARAGE

Window to the side,

Up and over door

To the front, the property is set back and divided from the cul-de-sac by an attractive, neatly kept gravelled forecourt and a brick paved drive allows parking and serves the garage; a pathway extends to the formal reception area with an ornamental retaining wall.

To the rear, there is a particularly attractive and manicured garden which is laid predominantly to lawn with paved pathways, patios and terrace, the whole neatly kept and enclosed on all sides by well maintained, established hedges.









FLOOR PLANS ...

Ground Floor

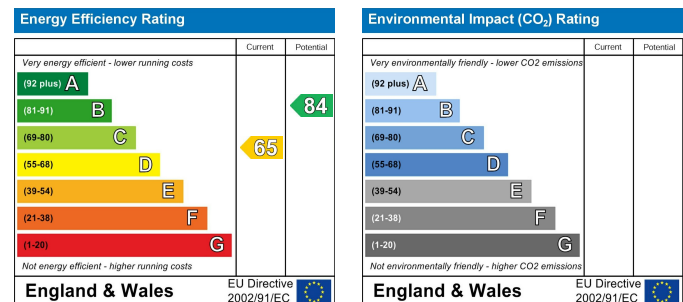


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 Welshpool Road. After some distance turn left into Gains Park Way, first left into Gains Avenue. Continue along Gains Avenue, eventually turning right into Cotes Crescent, where the property will be found in the right hand corner of the cul-de-sac.

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: 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



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