



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

47 St. James Road, Belvidere, Shrewsbury, SY2 5YJ £275,000 Region

To view this property please call us on **01743 236 800** Ref: T7974/SL/KQ

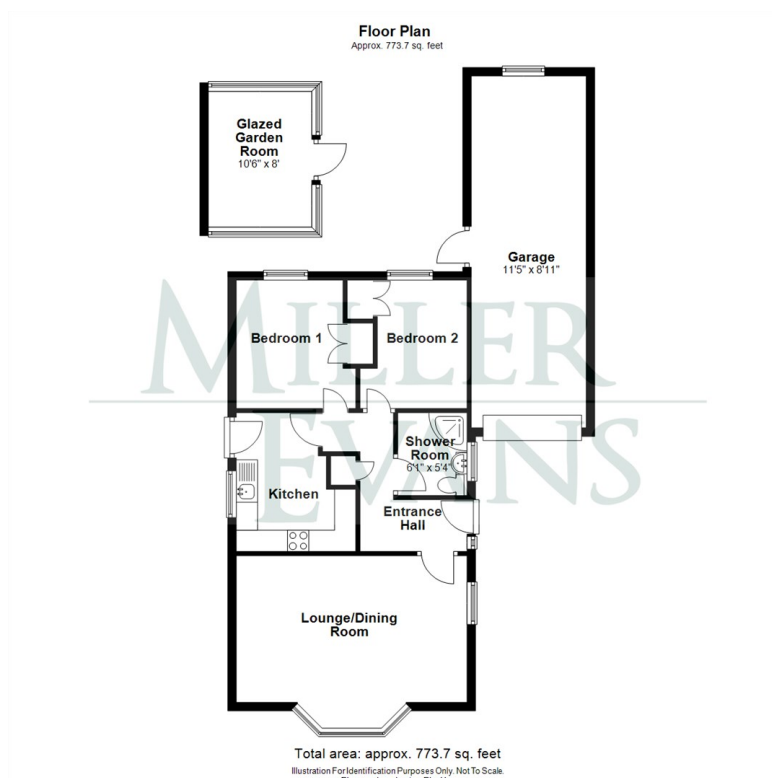
A neatly kept, well maintained and much loved, two bedroom detached bungalow, situated in a desirable residential area.

This two bedroom detached bungalow provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired heating and double glazing.

The property is well placed in this popular and convenient residential area, close to excellent amenities including local schools, local shops, 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

Regency style entrance door with glazed side screen to:

ENTRANCE HALL

Access to roof space

Built in store cupboard with slatted shelving

LOUNGE / DINING ROOM

11'4" x 17'10" (3.45m x 5.44m)

A pleasant and spacious room with a deep bay window overlooking the front garden

Further side window

Serving hatch to the kitchen

KITCHEN

10'8" x 6'11" (3.25m x 2.12m)

Fitted with a range of matching units

BEDROOM 1

9'11" x 8'3" (3.02m x 2.51m)

Window to the rear

Double door built in wardrobe

BEDROOM 2

9'11" x 6'7" (3.02m x 2.00m)

Window to the rear

Double door built in wardrobe

SHOWER ROOM

Corner shower cubicle

Dressing surface with inset hand basin with vanity cupboard under, WC

OUTSIDE THE PROPERTY

GARAGE

Up and over door

Personal door to the garden

GLAZED GARDEN ROOM

There is an attractive neatly kept and good sized rear garden with a paved patio area. Spacious lawn with a wealth of established shrubs and herbaceous borders intersected by two magnificent specimen trees. The whole garden is neatly kept and enjoys views to the rear over the adjoining school fields.

To the front, the property is set back from the road by a paved forecourt and approached over a paved driveway providing ample parking and serving the reception area and garage.

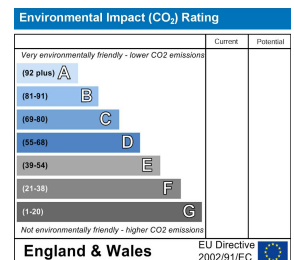
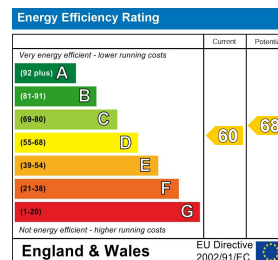


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights. Turn left onto Monkmoor Road and continue for some distance, eventually turning right into Racecourse Crescent. Continue to the traffic island and take the second exit into Crowmere Road. Continue the full length of Crowmere Road eventually turning left into St James Road. Follow the road around, passing the turning into Hillside Drive, and the bungalow will eventually be found on the left hand side.



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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