



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Crendon, Montford Bridge, Shrewsbury, SY4 1HA

**Offers In The Region
Of £415,000**

To view this property please call us on **01743 236 800** Ref: C7674/WM/KQ

An immaculately presented, much improved and renovated three bedroom detached bungalow with good sized rear garden.

This immaculately presented, renovated three bedroom detached bungalow provides well planned and well proportioned accommodation throughout briefly comprising; kitchen/dining room, living room, conservatory, master bedroom with dressing area and en suite shower room, two further bedrooms, family bathroom. Utility and outside wc. Garage and ample parking. Good sized well stocked rear garden. The property benefits from oil fired central heating.

The property occupies a convenient position in the heart of the Shropshire countryside, approximately 5 miles north west of Shrewsbury, with its many fashionable shops, bars, restaurants, Theatre Severn, Quarry Park and Dingle Gardens. The property is well placed for easy access to nearby cities such as Liverpool, Manchester and Birmingham.



INSIDE THE PROPERTY

KITCHEN / DINING ROOM

17'8" x 11'3" (5.39m x 3.43m)

Newly fitted kitchen with a range of matching wall and base units

Breakfast bar

Store cupboard

Two windows

LIVING ROOM

19'0" x 11'3" (5.80m x 3.43m)

Feature dual fuel wood fired burner

Parquet flooring

Window to the side

French doors to:

CONSERVATORY

Providing panoramic views over the front garden

French doors to garden

INNER HALL

MASTER BEDROOM

13'11" x 10'10" (4.23m x 3.31m)

Windows

DRESSING AREA

8'2" x 7'7" (2.49m x 2.31m)

Built in wardrobes

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

Window

BEDROOM 2

6'7" x 13'6" (2.00m x 4.12m)

Built in wardrobes

Parquet flooring

Window

BEDROOM 3

8'10" x 13'6" (2.69m x 4.12m)

Parquet flooring

Window

BATHROOM

Newly fitted with panelled bath with shower over

Wash hand basin, wc

Window

OUTSIDE THE PROPERTY

UTILITY

5'10" x 3'10" (1.79m x 1.16m)

Base units

Door to garden

SEPARATE WC

Door to garden

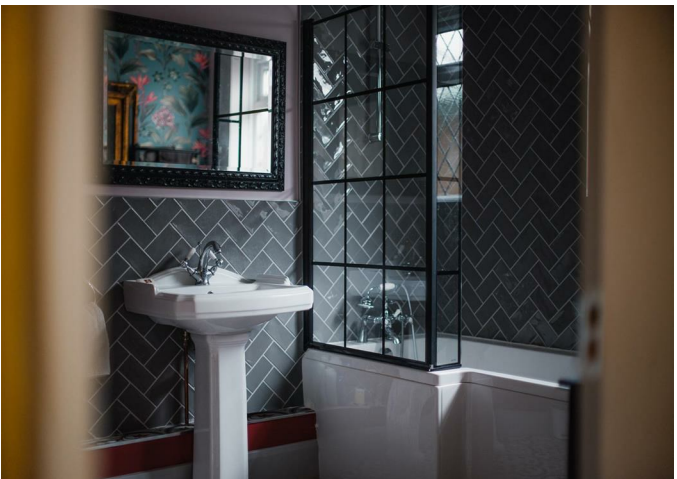
GARAGE

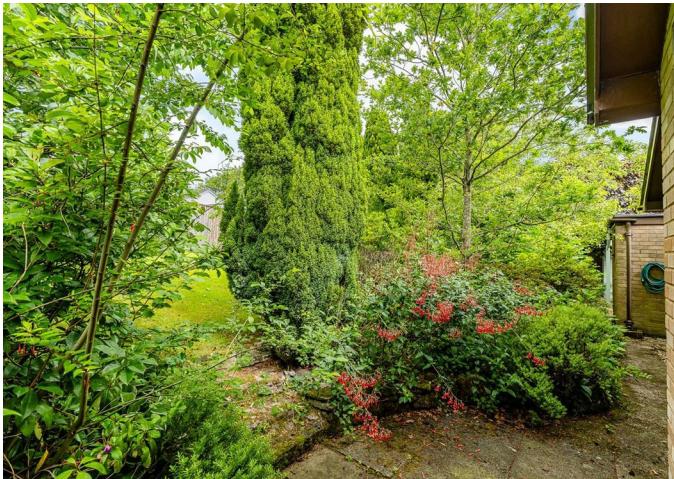
The property is divided from the road by an established hedge and approached through wooden gates over a driveway providing parking and access to the garage. Front garden laid to lawn with gravel and paved patio area, with mature shrub beds and borders.

Gated access to the enclosed REAR GARDEN which is mainly laid to lawn with established trees and shrubs and paved patio and gravelled areas. The garden is enclosed by mature hedging providing copious amount of privacy.







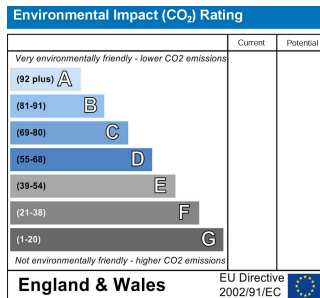
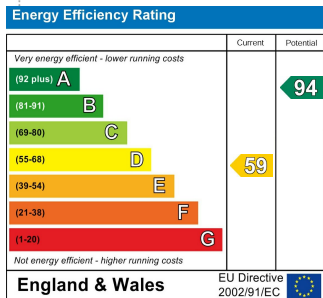


FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along Holyhead Road to Montford Bridge. Proceed over the bridge turning right onto Forton Bank. Continue for some distance where the property will eventually be found on the left hand side.



SERVICES

We understand that mains water, electricity are connected. Septic tank drainage. Oil fired central heating.

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.

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:



Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
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