



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

53, Buttington Road, Shrewsbury, SY2 5TP

**Offers In The Region
Of £160,000**

To view this property please call us on **01743 236 800** Ref: T7985/WM/lrd

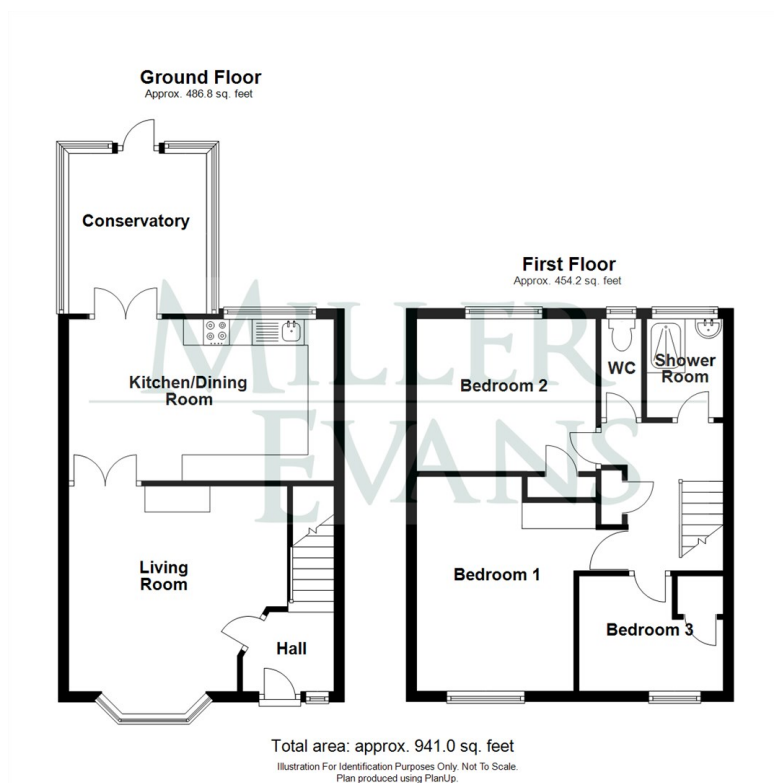
A three bedroom, mid-terrace property in need of some modernisation.

This three bedroom, mid-terrace family home, which would benefit from some modernisation, provides well planned accommodation throughout, briefly comprising: entrance hall, living room, kitchen/dining room, conservatory, three bedrooms, separate WC and shower room; neatly kept front garden and spacious rear garden. The property also benefits from gas fired central heating.

The property occupies a convenient location close to excellent amenities, including shops and schools, whilst being well placed for easy reach of the nearby town centre.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'0" x 13'9" (3.95m x 4.20m)

Bay window to the front

Feature fireplace

French doors to:

KITCHEN/DINING ROOM

10'2" x 16'9" (3.11m x 5.10m)

Window to the rear

Matching wall and base units

French doors to:

CONSERVATORY

Provides views and access to the REAR GARDEN

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

13'7" x 11'4" (4.13m x 3.45m)

Window to the front

BEDROOM 2

11'3" x 11'4" (3.43m x 3.45m)

Window to the rear

Storage cupboard

BEDROOM 3

7'3" x 9'1" (2.22m x 2.77m)

Window to the front

Storage cupboard

SEPARATE WC

Window to the rear

Low flush WC

SHOWER ROOM

Window to the rear

Large walk in shower cubicle

Inset wash hand basin with under cupboard

OUTSIDE THE PROPERTY

To the front, the property has gated access and a concrete pathway and an area predominantly laid to lawn, enclosed on all sides by wooden fencing.

To the left, there is a passageway leading to the rear of the property with a spacious rear GARDEN predominantly laid to slab with a small area of astroturf lawn and multiple garden storage areas.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury town centre, proceed over the English Bridge, along Abbey Foregate, turning left at the traffic lights into Monkmoor Road. Proceed to the roundabout and take the first exit onto Woodcote Way and first right onto Buttington Road. Follow the road for a short distance, where the property will be found on the bend 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

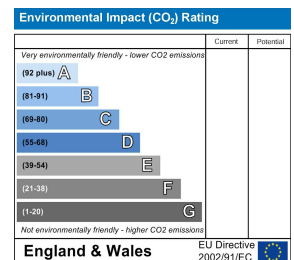
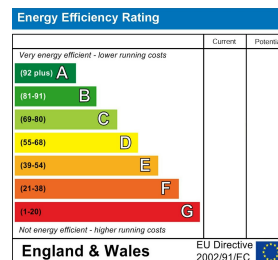
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: A

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller BSc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones