



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Bank Drive West, Shrewsbury, SY3 9DJ

£425,000 Region

To view this property please call us on **01743 236 800** Ref: T7995/SL/KQ

A well appointed, improved and extended, mature, semi-detached family residence.

This mature three bedroom semi-detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and has been improved and extended and benefits from gas fired central heating and double glazing.

The property is situated in a pleasant and secluded residential cul-de-sac in this highly desirable and much sought after location on the western fringe of Shrewsbury, well placed within reach of excellent schools in both the state and public sector, the Royal Shrewsbury Hospital, close proximity to the nearby town centre and within easy reach of the Shrewsbury by-pass.



INSIDE THE PROPERTY

ENTRANCE HALL

Laminated wood effect flooring

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

11'4" x 14'4" (3.46m x 4.37m)

A pleasant room with waxed and polished oak floor
Fireplace recess housing a Clearview wood burning stove on a raised slate hearth
Glazed bi-fold doors to:

GARDEN ROOM

Waxed and polished oak boarded floor
Glazed French door opening onto the rear garden

DINING ROOM

11'4" x 10'9" (3.45m x 3.28m)

Bow window to the front
Fireplace recess with a gas fired living flame effect stone with raised hearth

KITCHEN

9'6" x 8'11" (2.90m x 2.73m)

Well appointed with an extensive range of matching units incorporating oven and five ring gas hob
Window overlooking the rear garden
Panelled and part glazed door to the garden

STAIRCASE from the entrance hall with hand rail and balustrade rises to a FIRST FLOOR LANDING with built in linen cupboard and access via loft ladder to roof space.

BEDROOM 1

17'1" x 8'11" (5.21m x 2.73m)

Window to the rear

EN SUITE SHOWER ROOM

Walk in shower with direct mixer shower
Wash hand basin, wc

BEDROOM 2

11'4" x 11'1" (3.45m x 3.37m)

Window to the front

BEDROOM 3

11'3" x 11'1" (3.44m x 3.37m)

Window to the rear

FAMILY BATHROOM

Modern panelled bath with shower over
Pedestal wash hand basin, wc

OUTSIDE THE PROPERTY

LARGE DETACHED GARAGE

Up and over door
Electric light and power supply
Window and personal door to the garden

The property is approached over a paved drive providing ample parking space with a shrubbery border and a gateway to the side of the property allowing access over a further paved hardstanding leading to the garage.

The rear gardens are of a good size with a paved patio and terrace, pathway with lawn, together with a well stocked shrubbery border containing a variety of specimen trees, vegetable garden. Timber and felt garden store.



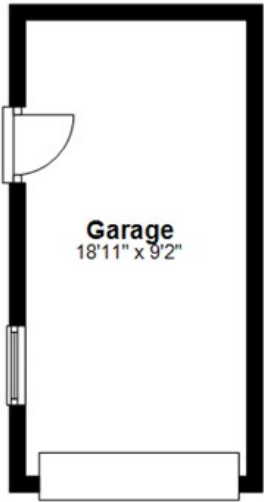




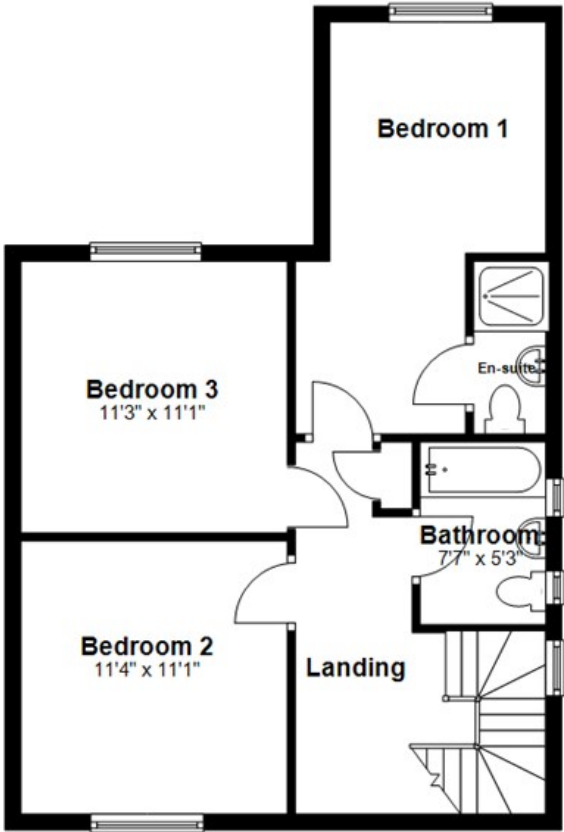
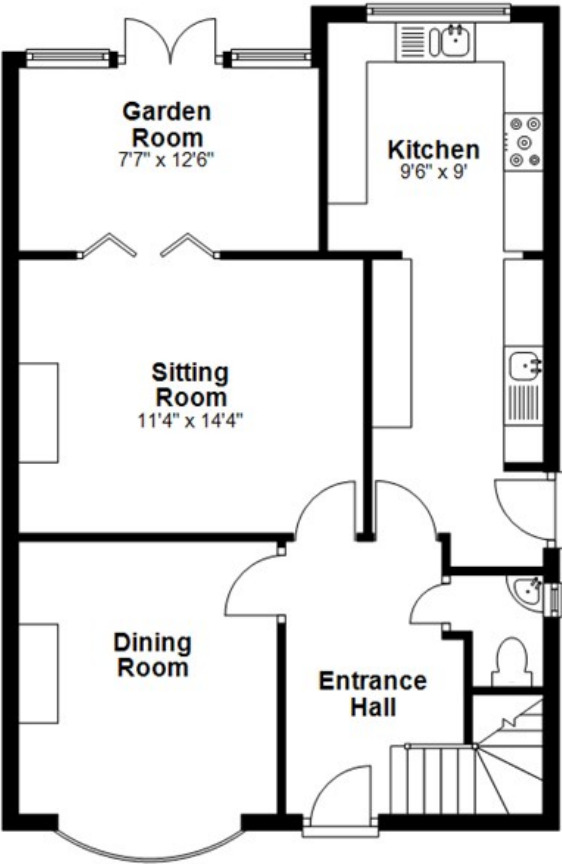


FLOOR PLANS ...

Ground Floor



First Floor

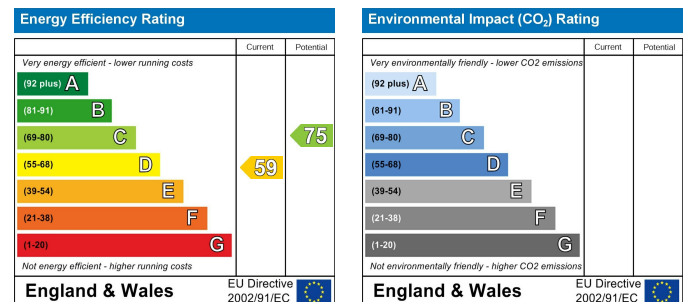


Total area: approx. 1453.2 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Roman Road. At the Longden Island, take the 3rd exit into Longden Road. Continue past the Priory School and turn right into Bank Drive. Take the second left into Bank Drive west where the property will be found on the right 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: 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:



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