



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Sycamore Way, Shawbury, Shrewsbury SY4 4RY

**£325,000 Offers In
The Region Of**

To view this property please call us on **01743 236 800** Ref: C7715/WM/MU

A delightfully presented and well maintained 3 bedroomed detached family home.

This delightfully presented and well maintained, 3 bedroomed, detached family home provides well planned and well proportioned accommodation throughout with the accommodation comprising : hallway, kitchen/dining room, living room, conservatory, utility, downstairs wc, 3 bedrooms, en suite to the master bedroom and a main family bathroom. Spacious driveway and a neatly kept rear garden. The property also benefits from gas-fired central heating.

Pleasantly situated within the popular village of Shawbury where there are an excellent range of local amenities including a Primary School, Village Church, local Co-Op and butchers, the renowned Fox & Hounds Public House. There is also a frequent bus service to Shrewsbury town centre.



INSIDE THE PROPERTY

HALLWAY

DOWNSTAIRS WC

Low flush WC
Wash hand basin.

LIVING ROOM

19'4" x 10'6" (5.90m x 3.20m)
With window to the fore and 2 windows to the side.

CONSERVATORY

French doors from the living room to the conservatory with French doors leading out to the rear patio with views of the garden.

KITCHEN/DINING ROOM

19'4" x 9'7" (5.90m x 2.92m)
Window to fore and rear
Fitted with a range of wall and base units, some integrated appliances and access to :

UTILITY

5'11" x 6'6" (1.81m x 1.97m)
With base units and rear access.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

14'8" x 9'5" (4.47m x 2.86m)
Window to front
Access to :

EN SUITE

Large shower cubicle

Low flush WC
Wash hand basin
Window to the rear.

BEDROOM 2

9'5" x 10'10" (2.86m x 3.31m)
Window to side and to the fore.

BEDROOM 3

9'8" x 10'10" (2.95m x 3.31m)
Window to side and rear.

BATHROOM

Fitted with a white panelled bath
Low flush WC
Wash hand basin
Window to the rear.

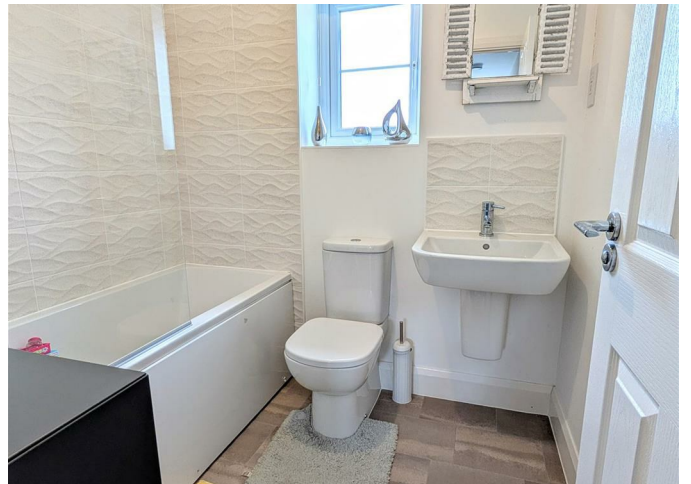
OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a brick laid driveway providing parking for 2 cars. There is a small area of predominantly laid to lawn with some mature hedging. Single garage.

To the rear there is spacious patio area, perfect for outside entertaining. A large area is laid with astro turf and is enclosed on all sides by brick wall and some floral and shrubbery borders. Outside office space in the top left hand corner.



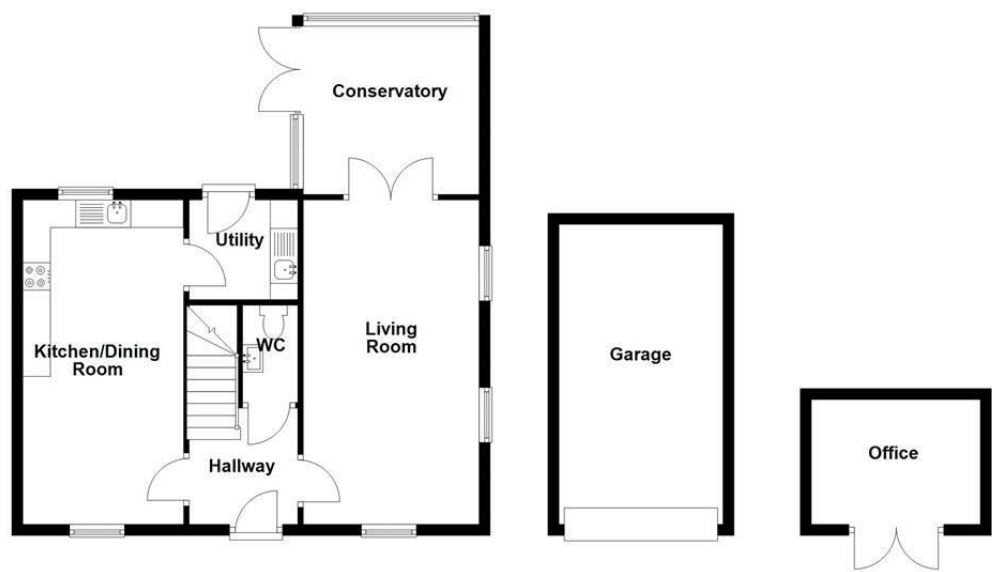




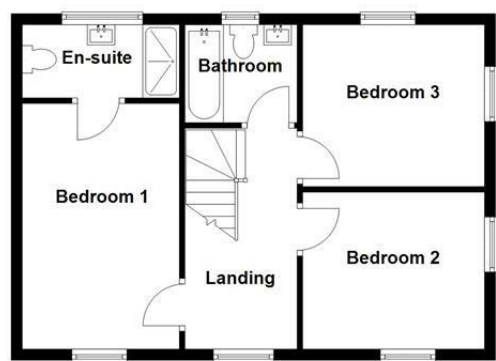


FLOOR PLANS ...

Ground Floor



First Floor

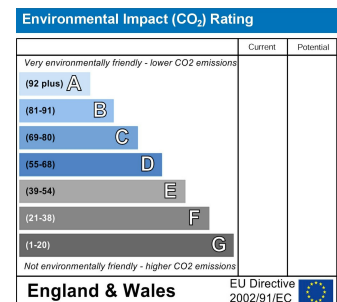
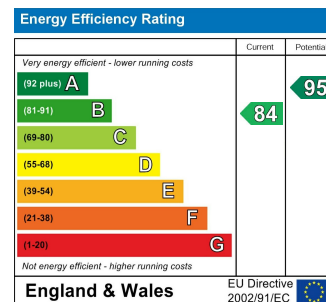


Total area: approx. 1419.4 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A53 Newcastle Market Drayton Road and proceed into Shawbury. At the first roundabout take the third exit onto Aries Drive, proceed along Aries Drive for a short distance and turn right onto Sycamore Way, where the property will be found immediately on the corner 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



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