



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Morris Grove, Shrewsbury, SY3 5FP

£290,000 Region

To view this property please call us on **01743 236 800** Ref: T8023/SL/KQ

A neatly kept, well appointed and well maintained, modern three bedroom semi-detached house.

This modern three bedroom property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation. The property benefits from gas fired central heating and double glazing.

The property is situated in a pleasant cul-de-sac on this recently constructed, conveniently placed residential development, close to excellent schools the Royal Shrewsbury Hospital, local shops and supermarket and on a frequent bus service to the nearby town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LOUNGE

15'5" x 11'9" (4.71m x 3.58m)

A pleasant room overlooking the front

KITCHEN / DINING ROOM

10'9" x 15'5" (3.28m x 4.69m)

Neatly appointed and fitted with a range of matching modern units

Window overlooking the rear garden

Glazed French doors opening onto the rear garden

From the Inner Hall STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

10'2" x 10'8" (3.10m x 3.25m)

Built in wardrobe

EN SUITE SHOWER ROOM

Large walk in shower

Wash hand basin, wc

BEDROOM 2

12'2" x 8'1" (3.70m x 2.47m)

Built in wardrobe

BEDROOM 3

7'5" x 7'1" (2.26m x 2.16m)

BATHROOM

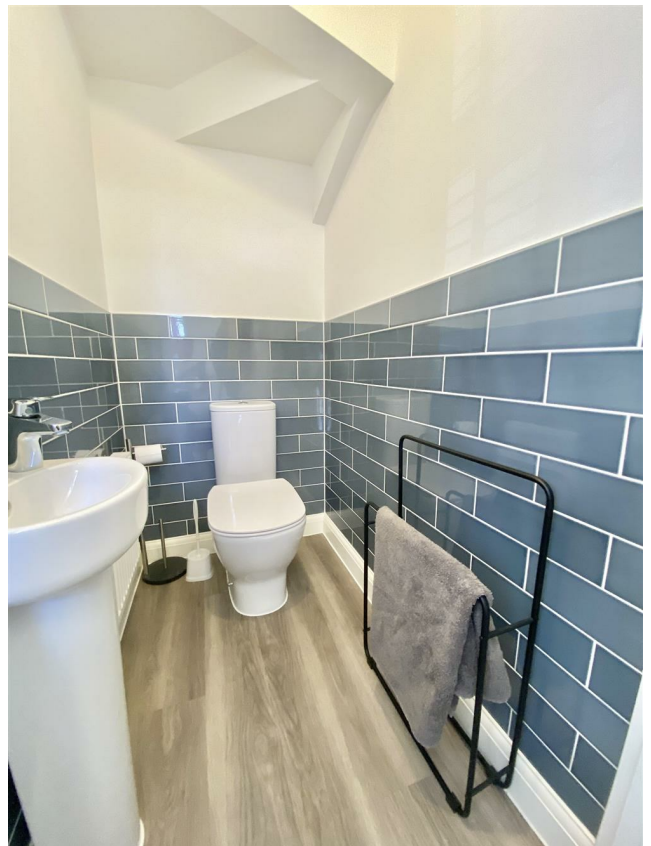
Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

To the front is a shallow forecourt with a pathway to the reception area. Tarmacadam drive to the side providing ample parking space.

There is a good sized enclosed REAR GARDEN which is laid to lawn with a paved patio area and a further raised decked terrace.



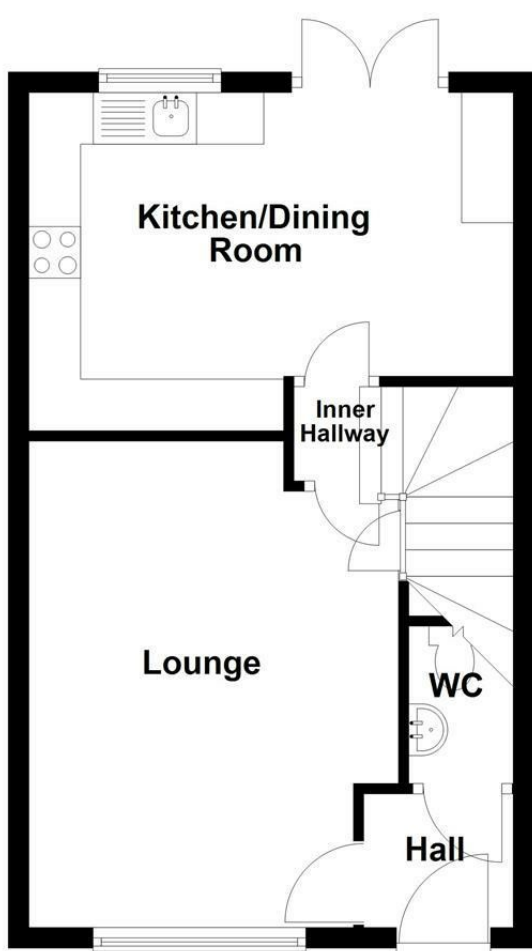




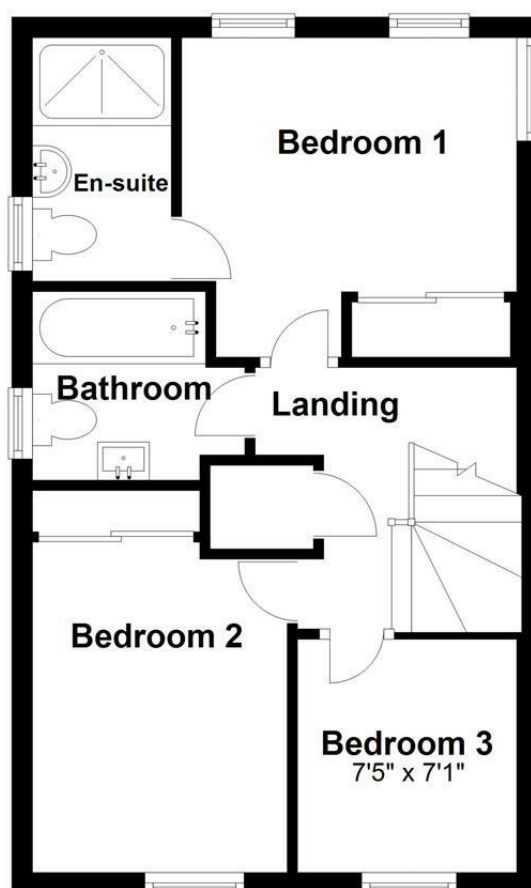


FLOOR PLANS ...

Ground Floor



First Floor

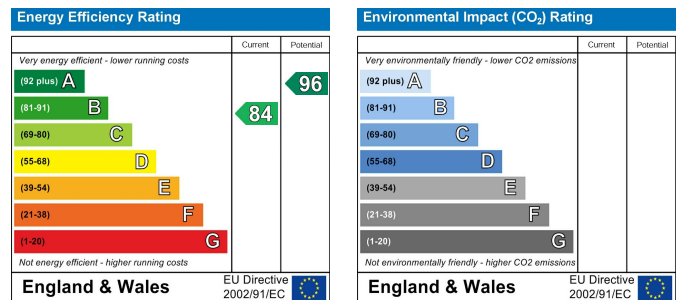


Total area: approx. 817.3 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Proceed to the traffic lights, turning right, then bearing left onto Welshpool Road. Continue for some distance, passing the Co-op supermarket, turn right into Bligny Crescent and right into Morris Grove, turn right again and 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: 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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