



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Paxton Place, Shrewsbury, SY3 8TT

£295,000 Region

To view this property please call us on **01743 236 800** Ref: T8025/SL/KQ

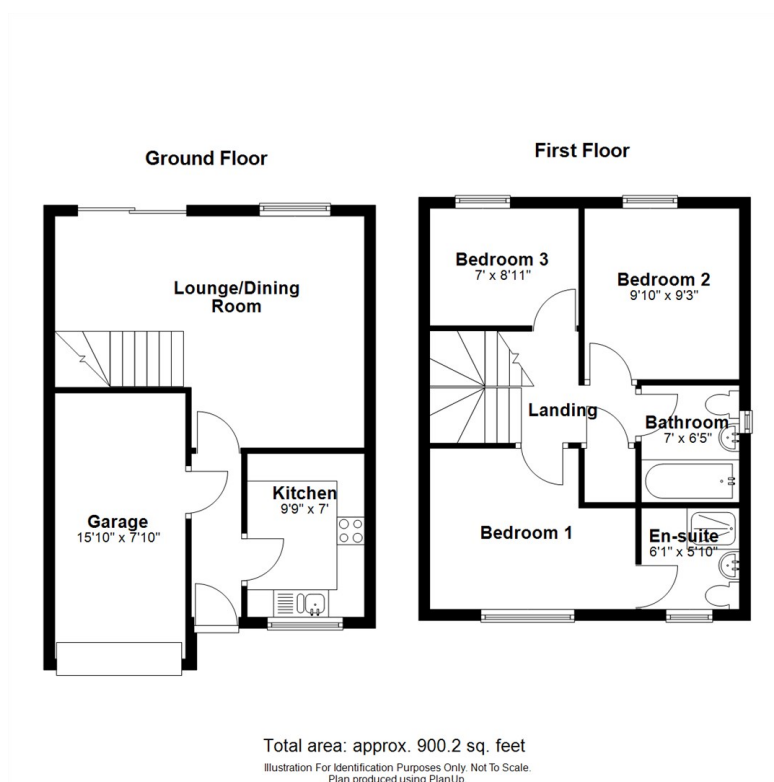
A modern,
detached, three
bedroom family
house, situated in a
pleasant cul-de-sac
position.

This modern three bedroom detached house provides well proportioned accommodation briefly comprising; entrance hall, L-shaped lounge/dining room, kitchen, master bedroom with en suite shower room, two further bedrooms and bathroom. South west facing garden. The property benefits from gas fired central heating and double glazing.

The property is situated in a pleasant and enviable cul-de-sac position on this popular residential development on the western fringe of Shrewsbury. The property is well placed within reach of amenities including local shops, the Royal Shrewsbury hospital, bus service to the town centre, popular schools and is well placed within easy reach of the M54 motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

L SHAPED LOUNGE / DINING ROOM

13'10" x 18'6" (4.22m x 5.63m)

A pleasant room with window
Patio doors to the rear garden

KITCHEN

9'9" x 7'0" (2.97m x 2.13m)

Fitted with a range of matching units

From the lounge/dining room, a STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

9'7" x 12'3" (2.93m x 3.74m)

EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

BEDROOM 2

9'10" x 9'3" (3.00m x 2.82m)

BEDROOM 3

7'0" x 8'11" (2.13m x 2.71m)

BATHROOM

Panelled bath

Pedestal wash hand basin, wc

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

The property is approached over a shared drive with a private forecourt providing parking.

There is a pleasant south west facing REAR GARDEN laid to lawn with a paved patio, established trees and shrubs. The garden is enclosed by closely boarded fencing.

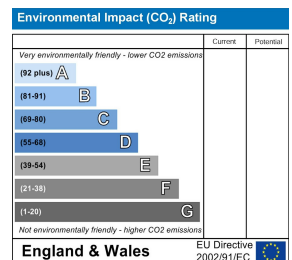
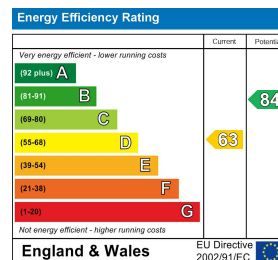


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Mytton Oak Road. Continue for some distance, passing the Royal Shrewsbury Hospital. Continue to the mini-island, taking the 2nd exit. Continue for a further distance, eventually turning right into Gains Park Way. Second right into Shackleton Way and left into Paxton Place.



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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