



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

25 Sawston Close, Radbrook, Shrewsbury, SY3 6AY £240,000 Region

To view this property please call us on **01743 236 800** Ref: T8029/SL/KQ

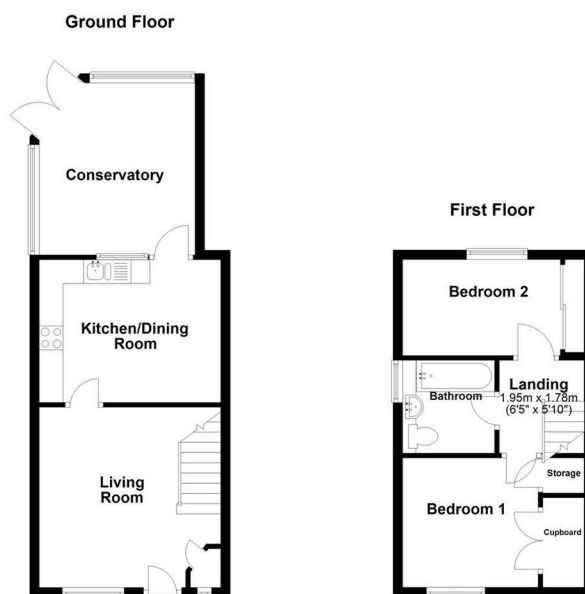
A neatly kept, well appointed and improved, modern, two bedroom house, situated in a pleasant cul-de-sac position.

This two bedroom property is neatly kept and well presented to provide comfortable accommodation briefly comprising; spacious living room, dining kitchen, large conservatory, two double bedrooms and a well appointed bathroom. The property benefits from gas fired central heating and double glazing.

The property occupies an enviable end of cul-de-sac position on this popular and established residential development well placed within reach of excellent amenities including local shops, popular schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre.



FLOOR PLANS



Total area: approx. 63.7 sq. metres (686.2 sq. feet)

INSIDE THE PROPERTY

LIVING ROOM

12'5" x 12'6" (3.78m x 3.81m)

A pleasant room with window to the front

KITCHEN / DINING ROOM

9'2" x 12'6" (2.79m x 3.81m)

Neatly appointed and fitted with a range of modern units

Door to:

DOUBLE GLAZED CONSERVATORY

Picture windows and glazed French doors to the rear garden

STAIRCASE rising from the living room to FIRST FLOOR LANDING

BEDROOM 1

10'0" x 9'4" (3.05m x 2.84m)

Double door built in wardrobe

Storage recess

Window to the front

BEDROOM 2

6'8" x 12'6" (2.03m x 3.81m)

Built in wardrobe with mirror fronted sliding doors

Window to the rear garden

BATHROOM

6'1" x 6'4" (1.85m x 1.93m)

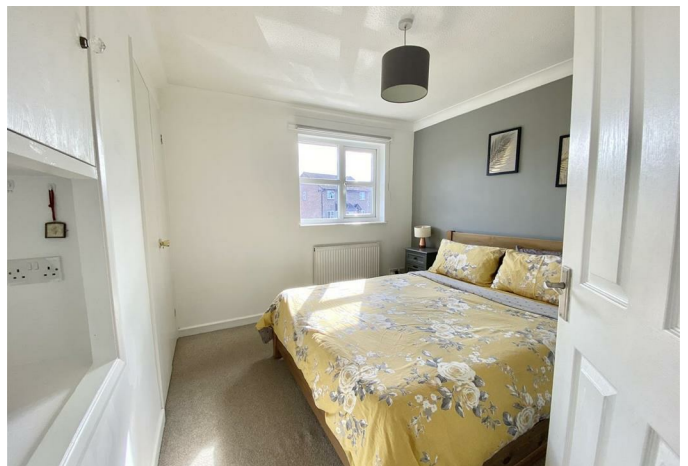
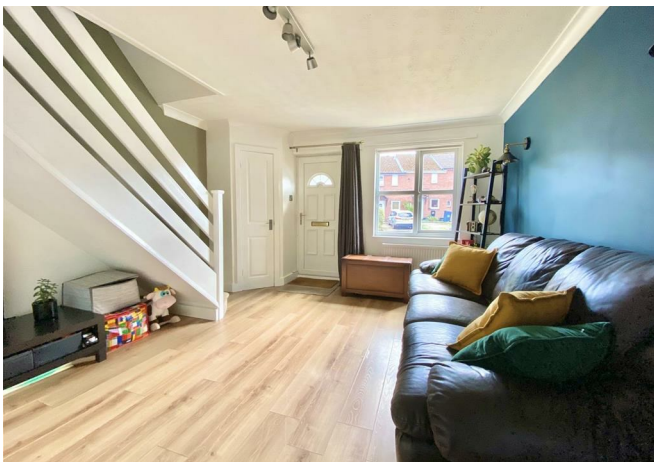
Panelled bath with shower and shower screen

Dressing surface with inset hand basin, wc

OUTSIDE THE PROPERTY

There is a neatly kept forecourt laid to lawn with a driveway providing ample parking with a paved area serving the reception area.

There is a neatly kept enclosed REAR GARDEN with a paved patio and formal steps to an upper level laid to lawn with a further terrace and seating area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. Continue for some distance to a mini-island and turn left into Bank Farm Road. Continue for some distance, turning left into Torrin Drive, second right into Sawston Close, where the property will be found on the left hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

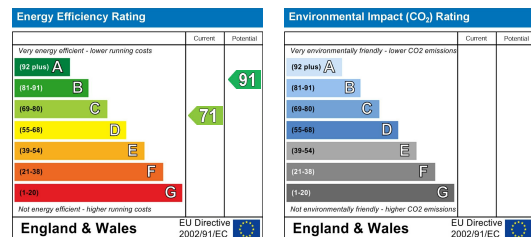
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: B

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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