



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Coppice Drive, Craven Arms, Shrewsbury, SY7 9RQ

**Offers In The Region
Of £310,000**

To view this property please call us on **01743 236 800** Ref: C7726/WM/lrd

A neatly kept and well presented two bedroom, detached bungalow.

This neatly presented two bedroom, detached bungalow, provides well proportioned accommodation throughout, briefly comprising: entrance porch, entrance hall, kitchen, dining room, living room, garden room, two bedrooms, en-suite shower room and bathroom. Tandem garage, spacious driveway and neatly kept front and rear gardens. The property also benefits from gas fired central heating.

The property is pleasantly situated in the market town of Craven Arms, within walking distance of the local shop and public houses. Craven Arms is approximately 10 miles from Church Stretton where there are a range of excellent amenities including shops, schools, restaurant and bus and rail services.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

Fitted storage cupboard

BEDROOM 1

10'9" x 12'5" (3.28m x 3.79m)

Window to the front

Fitted wardrobes

EN-SUITE SHOWER ROOM

Window to the side

Large walk-in shower cubicle

Low flush WC and wash hand basin

BATHROOM

Two windows to the side

Panelled bath

Low flush WC and wash hand basin

BEDROOM 2

12'0" x 10'9" (3.67m x 3.28m)

Window to the rear

Fitted wardrobes

LIVING ROOM

15'7" x 14'6" (4.74m x 4.42m)

Large bay window to the front

Feature fireplace

Free flowing access to:

DINING ROOM

12'0" x 9'10" (3.67m x 2.99m)

Open plan with access to:

KITCHEN

12'0" x 10'10" (3.67m x 3.31m)

Window to the rear

Fitted with a range of matching wall and base units

Storage cupboard

Access to:

GARDEN ROOM

Two windows to the rear and window to the side

Sliding doors opening onto the rear patio area

Panoramic views of the rear GARDEN

OUTSIDE THE PROPERTY

TANDEM GARAGE

29'3" x 9'2" (8.92m x 2.79m)

Window to the rear

Up and over door

The property is approached over a spacious driveway, providing ample parking. There is a landscaped front GARDEN with a large gravelled area and floral borders. Gated access leading to the rear of the property and access to the tandem GARAGE which can provide multi-purpose use as a workshop and storage area.

To the rear of the property, the garden has a variety of seating areas, perfect for outside entertaining, floral and shrubbery borders with some mature hedging, and enclosed on all sides by wooden fencing, providing privacy.



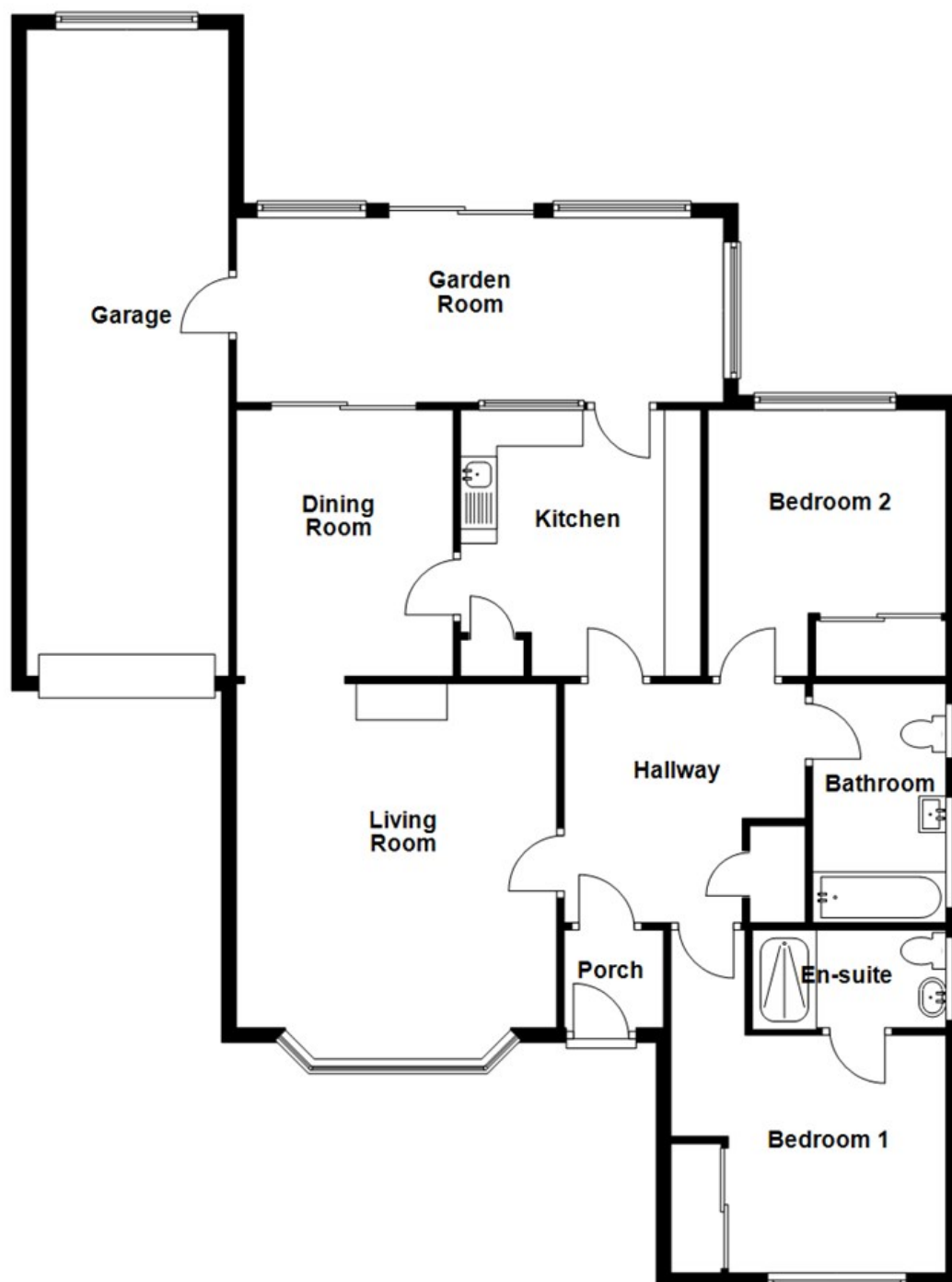






FLOOR PLANS ...

Ground Floor



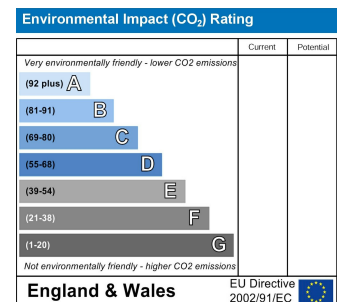
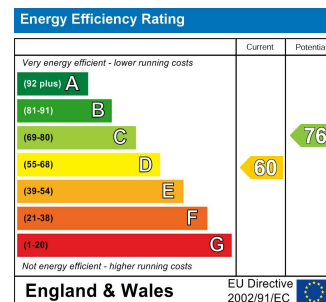
Total area: approx. 1505.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed along the A49 to Craven Arms. At the third island, turn right onto Clun Road. After following Clun Road for a short distance, turn right onto Greenfields Road. Follow this road for a short distance before turning left onto Coppice Drive. Take the first left again where the property will be found at the end of the road on the left 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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