



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10B The Orchard, Bicton Heath, Shrewsbury, SY3 5AW

£149,000 Region

To view this property please call us on **01743 236 800** Ref: T8046/SL/lrd

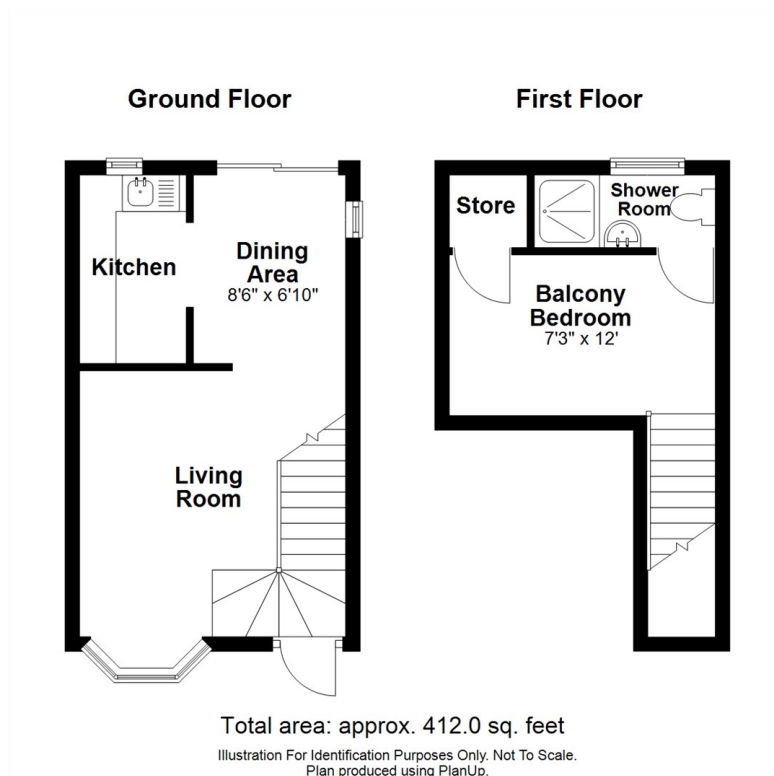
A small and well maintained starter home with a neatly kept, generously sized garden, situated on a popular and convenient residential development on the western fringe of Shrewsbury.

This neatly kept starter home, typically features an open-plan living/dining/kitchen area with staircase rising to a good sized balcony bedroom and adjoining shower room. The interior is compact, whilst functional and benefits from gas fired central heating and double glazing.

The property occupies an enviable and secluded position on this popular and convenient residential development, well placed for amenities including shops, schools, bus service to the town centre and within easy reach of the Shrewsbury bypass which provides access to the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

LIVING ROOM

12'0" x 12'0" (3.66m x 3.66m)

Bay window to the front

DINING AREA

8'6" x 6'10" (2.59m x 2.09m)

KITCHEN AREA

8'6" x 4'10" (2.59m x 1.47m)

Window to rear

Fitted with a range of matching wall and base units

From the open plan living area, STAIRCASE rises to a good sized:

BALCONY BEDROOM

7'3" x 12'0" (2.21m x 3.66m)

Window to the front

Adjoining:

SHOWER ROOM

Window to the rear

Walk in shower

Wash hand basin and low flush WC

Heated towel rail

OUTSIDE THE PROPERTY

To the front, there is a shallow forecourt which is laid to gravel with a pathway serving the formal reception area.

To the rear and side, there is a well maintained, generously sized GARDEN, ideal for relaxing and entertaining, the whole neatly laid to lawn and enclosed on all sides with gateway access to the front of the property.

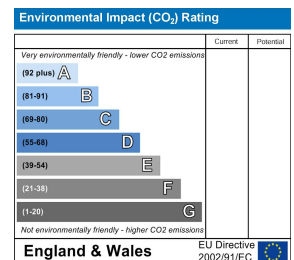
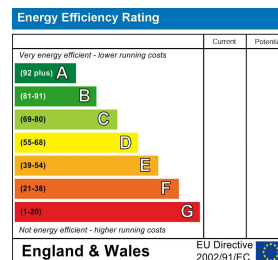


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 Welshpool Road. Continue for some distance eventually turning left into Gains Park Way, left into Gains Avenue. Continue for some distance and turn right into Knowsley Drive and then left into The Orchard.



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: A

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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