



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

68 Frith Close, Shrewsbury, SY2 5XW

£267,500 Region

To view this property please call us on **01743 236 800** Ref: T8049/SL/KQ

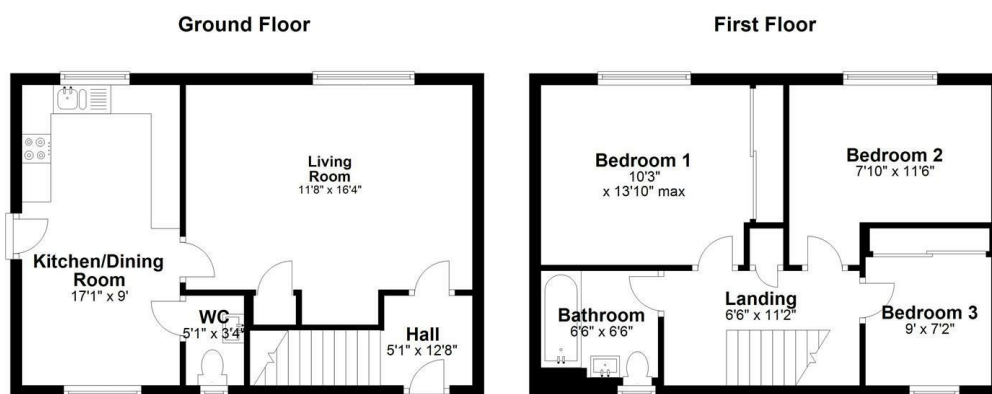
A truly immaculate, three bedroom, semi-detached house.

This three bedroom semi-detached property provides well planned and well proportioned accommodation, presented and occupied by the current owners to a particularly high standard, and with the benefit of gas fired central heating and double glazing the accommodation comprises; entrance hall, living room, kitchen/dining room, cloakroom, three bedrooms and bathroom. Landscaped rear garden and ample parking. There is an annual service charge of £326.00 (inc. VAT).

The property occupies a pleasant and quiet cul-de-sac position, on this recently constructed small residential development well placed within reach of excellent amenities, including local shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass allowing easy access onto the M54 motorway link.



FLOOR PLANS



Total area: approx. 877.4 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

11'8" x 16'4" (3.56m x 4.98m)

A pleasant room with window overlooking the rear garden
Useful built in store cupboard

KITCHEN / DINING ROOM

17'2" x 9'0" (5.22m x 2.74m)

Kitchen area attractively appointed and fitted with a range of matching modern units incorporating range of integrated appliances

Window to the rear garden

Window to the front garden

Panelled and part glazed door to the garden.

CLOAKROOM

Pedestal wash hand basin, wc

From the entrance hall, a STAIRCASE with hand rail rises to a FIRST FLOOR LANDING with access to roof space, built in linen cupboard with slatted shelving.

BEDROOM 1

10'3" x 13'10" (3.13m x 4.21m)

Built in wardrobe with mirror fronted sliding doors extending the width of one wall

Window overlooking the rear garden

BEDROOM 2

7'10" x 11'6" (2.39m x 3.51m)

Window overlooking the rear garden

BEDROOM 3

8'11" x 7'2" (2.73m x 2.19m)

Built in wardrobe with mirror fronted sliding doors extending the width of one wall

Window to the fore

BATHROOM

Neatly appointed with modern white suite comprising;

Modern panelled bath with shower unit and shower screen.

Wash hand basin, wc

OUTSIDE THE PROPERTY

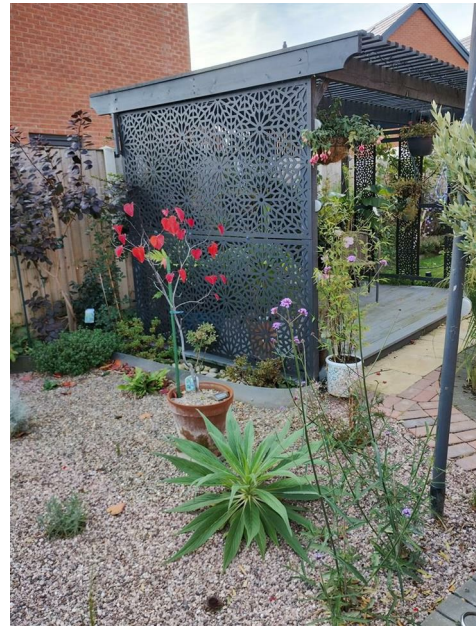
The property is set back from the road by an attractive paved drive and forecourt providing ample parking space and serving the reception area, flanked on both sides by attractive and well stocked shrubbery and herbaceous displays. A wooden security gate to the side allows access to the rear garden.

Particularly good sized and attractive landscaped REAR GARDEN with a circular brick paved patio and terrace with pathways serving neatly kept shaped lawns with floral and shrubbery borders, inset shrubbery beds, attractive rustic Arbour with pergola, providing an attractive seating and entertaining space. External power supply with outside lighting points. Cold water supply tap. Two sheds, greenhouse and summerhouse. The whole garden is enclosed by closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Proceed to the traffic lights, turning left onto Monkmoor Road. After some distance, turn right into Clive Road. Turn left into Forest Way. Continue for a further distance, turning left into Frith Close.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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