



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Roberts Way, Oteley Road, Shrewsbury, SY2 6FU

£325,000 Region

To view this property please call us on **01743 236 800** Ref: T8060/SL/KQ

A particularly well appointed and well maintained three bedroom detached home occupying a pleasant corner plot.

This modern three bedroom detached house provides well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation includes a welcoming entrance hall, cloakroom, stylish open-plan kitchen/dining room with patio doors to the garden, bright and airy living room, master bedroom with en suite shower room, two further bedrooms and a sleek family bathroom. The property occupies a desirable corner plot with a shallow forecourt and garden to the front. South facing rear garden.

The property is situated on a sought after modern development, on a desirable corner plot, well placed within reach of amenities including shops, schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with access to the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

LIVING ROOM

16'3" x 10'2" (4.95m x 3.10m)

Bright and airy room with dual aspect windows

KITCHEN / DINING ROOM

16'0" x 10'10" (4.88m x 3.30m)

Fitted with a range of contemporary matching wall and base units

Integrated fridge freezer, washing machine, dishwasher

Built in oven, four ring gas hob with extractor hood over

Cupboard housing gas fired boiler

Tiled floor

French doors to rear garden.

STAIRCASE rising to FIRST FLOOR LANDING with access to roof space.

MASTER BEDROOM

12'11" x 10'4" (3.94m x 3.15m)

Built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

10'1" x 8'10" (3.07m x 2.69m)

BEDROOM 3

10'10" x 6'10" (3.30m x 2.08m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

20'5" x 10'4" (6.22m x 3.15m)

Up and over door

Power and lighting

There is a shallow forecourt and garden to the front with pathway serving the reception area. Long tarmacadam driveway providing ample parking and serving the garage.

The gardens are south facing and neatly laid to lawn with a patio area and pathway. The garden is enclosed by neatly kept closely boarded wooden fencing.



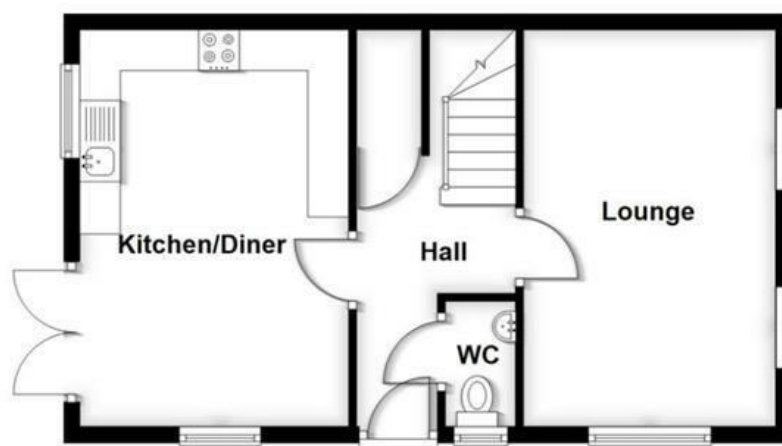




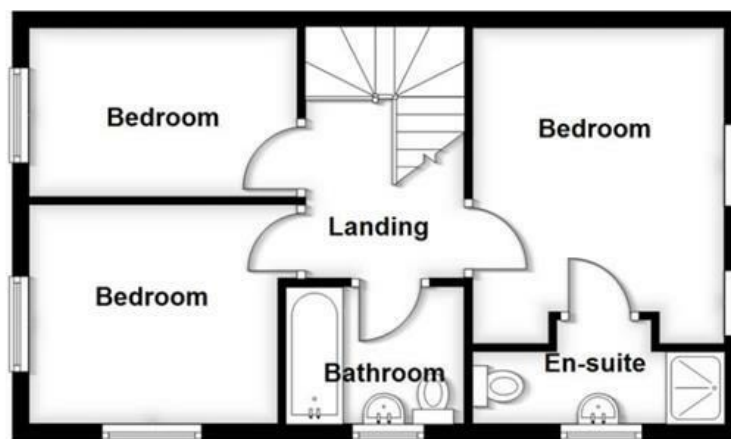


FLOOR PLANS ...

Ground Floor



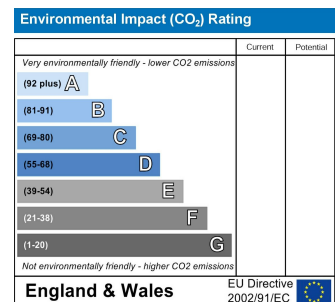
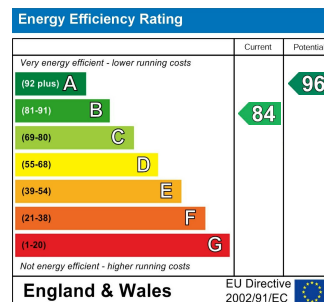
First Floor



HOW TO FIND THIS PROPERTY

The property is best approached from the Meole Brace island, on the B4380 Oteley Road. Continue through the first set of traffic lights and at the next set of lights, turn right into Thrower Road. At the T Junction, turn left into Maxwell Drive. Continue for some distance, eventually turning right into Roberts Way, where the property will be found on the right 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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