



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

14 Simpson Way, Shrewsbury, SY2 6FT

**Offers in the Region of
£220,000**

To view this property please call us on **01743 236 800** Ref: T8072/SL/KQ

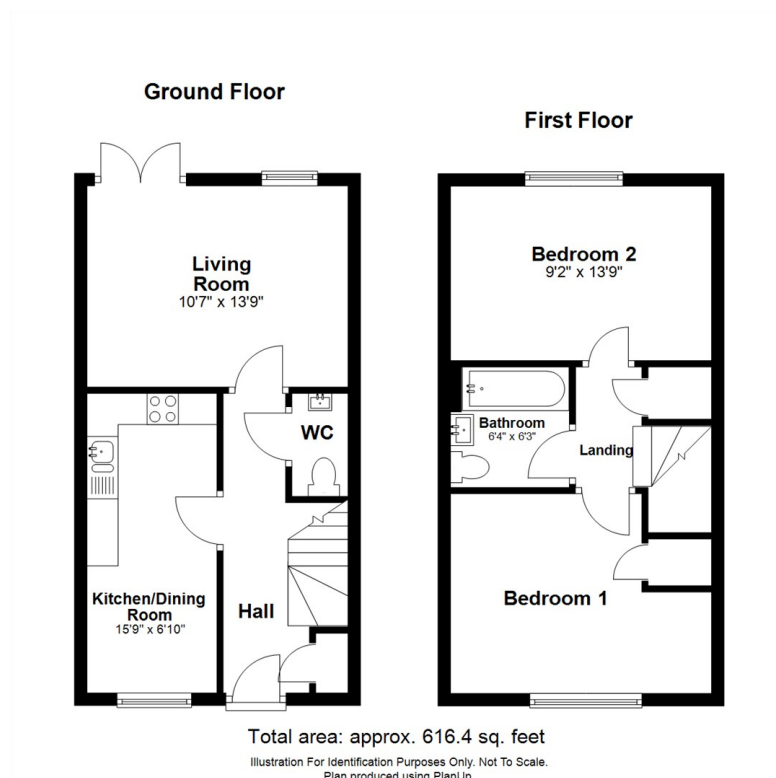
A recently constructed Mews Style terraced house offering modern living accommodation over two well proportioned floors, featuring two generous double bedrooms, situated in a secluded enclave on this popular and conveniently placed residential development.

This recently constructed property provides well planned and well proportioned accommodation. On the ground floor is an open-plan kitchen/dining room, off the hallway is a cloakroom with wc and to the rear is a spacious lounge with glazed French doors to the rear garden. Upstairs, both double bedrooms are bright and airy and the family bathroom is finished to a modern standard, including a shower over bath, wc and hand basin. Enclosed rear garden.

The property is situated in a pleasant cul-de-sac position on this popular and established residential development, close to amenities including local shops, bus service to the town centre and within easy reach of the Shrewsbury bypass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Built in storage cupboard

CLOAKROOM

Wash hand basin, wc

KITCHEN / DINING ROOM

15'9" x 6'10" (4.80m x 2.08m)

Neatly appointed and fitted with a range of matching modern units

Space for dining table

LIVING ROOM

10'7" x 13'9" (3.23m x 4.18m)

Window and glazed French doors opening onto the garden.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'6" x 13'9" (3.20m x 4.18m)

Built in storage cupboard

Two windows

BEDROOM 2

9'2" x 13'9" (2.79m x 4.18m)

BATHROOM

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

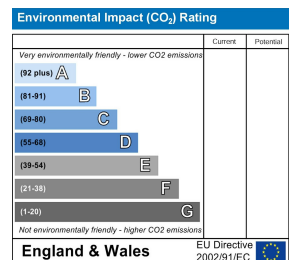
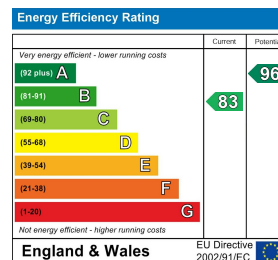
The property is set back from the road by a tarmacadam forecourt providing double width parking and serving the reception area.

To the rear is a small, enclosed garden with patio and lawn.



HOW TO FIND THIS PROPERTY

The property is best approached from the Meole Brace island, along Oteley Road. Continue for some distance to the second set of traffic lights and turn right into Thrower Road. At the top of Thrower Road, turn left into Maxwell Drive and continue for some distance, eventually turning left into Simpson Way.



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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