



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

30 Roundway, Shrewsbury, SY3 7TG

**Offers in the Region of
£245,000**

To view this property please call us on **01743 236 800** Ref: T8073/SL/KQ

A much improved and extended, three bedroom house, situated in a quiet enclave close to all essential amenities.

This three bedroom property has been much improved and extended to provide spacious and comfortable living accommodation throughout.

The property is well placed in a quiet cul-de-sac position, on this popular and established residential development, well placed within reach of excellent amenities including local shops, popular schools, conveniently placed within easy reach of the nearby town centre, together with the Shrewsbury bypass with M54 link to the West Midlands. There are also a number of pleasant walks along the nearby Reabrook Conservation area and Kingfisher reserve.



INSIDE THE PROPERTY

LIVING ROOM

15'7" x 13'0" (4.75m x 3.96m)

A pleasant room with laminated flooring

Archway seamlessly communicating with the dining room.

DINING ROOM

11'0" x 10'10" (3.35m x 3.30m)

Laminated wood effect flooring

Built in understairs store cupboard

KITCHEN

9'3" x 14'2" (2.82m x 4.31m)

Neatly appointed and fitted with a range of matching modern units

A STAIRCASE rises from an inner hall to a FIRST FLOOR LANDING

BEDROOM 1

13'9" x 8'10" (4.19m x 2.68m)

Built in wardrobe

BEDROOM 2

22'5" x 5'5" (6.83m x 1.64m)

Built in wardrobe

BEDROOM 3

17'10" x 5'8" (5.43m x 1.73m)

BATHROOM

Panelled bath with shower

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is an open plan forecourt to the front, which is neatly kept and serves the reception area.

To the rear, is a neatly kept and easily maintained courtyard style garden with paved patio and terrace, ideal for outside entertaining, Alfresco dining etc. A pathway with gateway allows access to the parking area at the rear, which serves the detached garage.

DETACHED SINGLE GARAGE



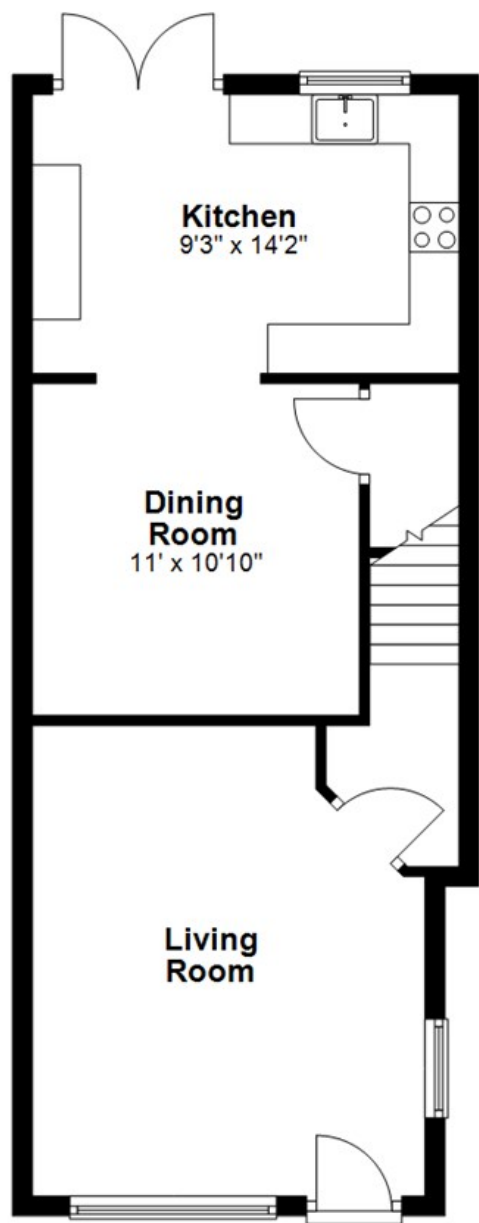




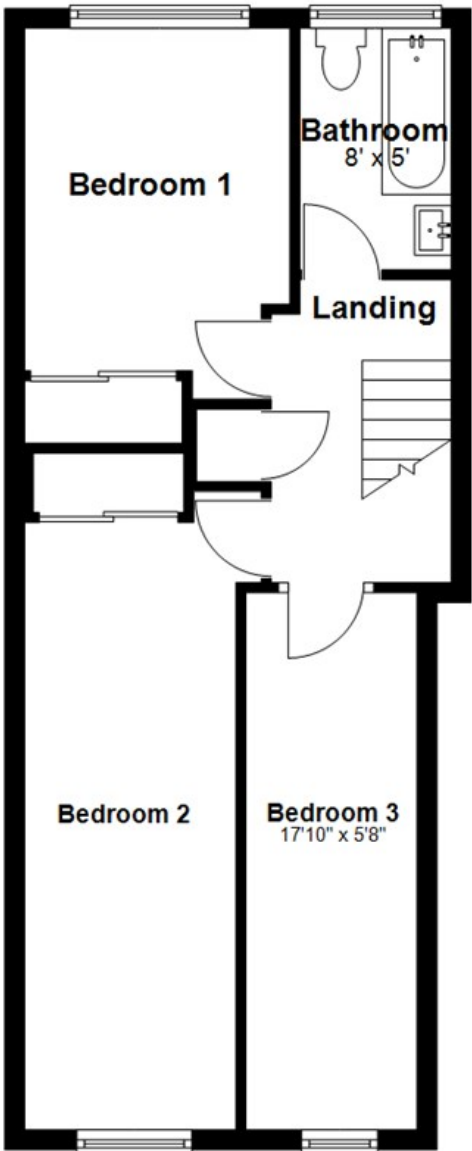


FLOOR PLANS ...

Ground Floor



First Floor



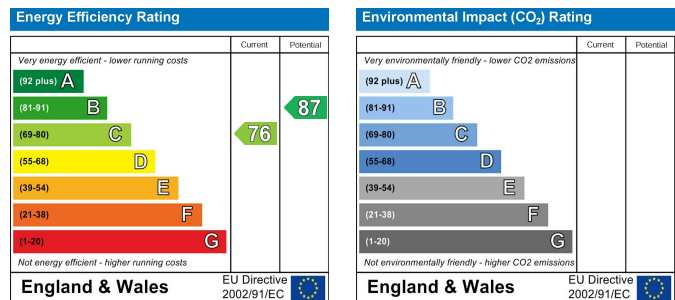
Total area: approx. 1149.2 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Old Potts Way. Continue to the first traffic island, taking the 3rd exit. Continue for a further distance, to the next traffic island, taking the first exit into Whitecroft Road. After a short distance, turn right into Walton Road. Continue the full length of Walton Road, turning left into White Hart. Roundway will be found set back 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: 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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones