



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**36 Roseway, Shrewsbury, SY1 4HW**

**Offers in the Region  
of £225,000**

To view this property please call us on **01743 236 800** Ref: T8096/SL/KQ



# A well appointed three bedroom semi- detached house, in convenient locatoin.

A well appointed, three bedroom semi-detached house with versatile accommodation briefly comprising; entrance hall, living room, dining room, kitchen, rear lobby with shower room, three bedrooms and bathroom. Garage and parking. Enclosed rear garden.

The property is situated in a popular and convenient location well placed within easy reach of local schools, shops and amenities, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### LIVING ROOM

13'5" x 11'4" (4.09m x 3.45m)

Feature electric fire with wooden beam over

### DINING ROOM

7'4" x 19'2" (2.23m x 5.83m)

### KITCHEN

8'10" x 11'4" (2.69m x 3.45m)

Fitted with a range of matching wall and base units

### REAR LOBBY

Door to side

Access to:

### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from the dining room to FIRST FLOOR LANDING

### BEDROOM 1

10'7" x 10'2" (3.23m x 3.10m)

Built in wardrobes

### BEDROOM 2

10'7" x 8'8" (3.23m x 2.63m)

Store cupboard

### BEDROOM 3

5'6" x 10'2" (1.68m x 3.11m)

Store cupboard

### BATHROOM

Panelled bath with shower over and shower screen

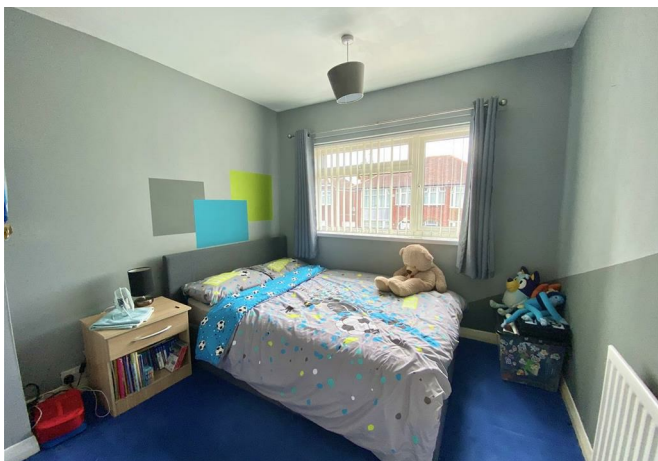
Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

The property is approached over driveway providing parking and access to the garage.

Enclosed REAR GARDEN laid to lawn with large paved patio area providing ideal seating/entertaining space.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and onto Ditherington Road. Proceed to the Heathgates Island, taking the first exit onto Whitchurch Road. After approximately 1/4 of a mile turn right into Rosedale and then left into Roseway, where the property will be found.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

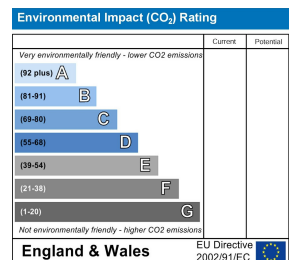
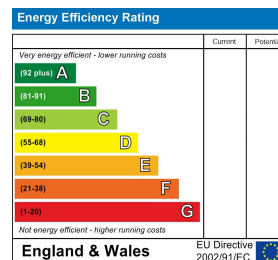
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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



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