



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

103 Harlescott Lane, Shrewsbury, SY1 3AR

**Offers in Excess of
£250,000**

To view this property please call us on **01743 236 800** Ref: T8081/SL/lrd

A conveniently situated, well planned and extended three bedroom semi-detached family home, with garage and parking and gardens to the front and rear.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and with the benefit of full gas-fired central heating and double glazing, the accommodation briefly comprises: entrance hall, ground floor bathroom, living room, dining room, kitchen/breakfast room, utility room, conservatory, three bedrooms and en-suite shower room. Single garage, driveway and gardens to the front and rear.

The property is situated in a convenient location, close to excellent amenities including schools, local shops, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass, providing ease of access onto the M54 motorway link, leading to the West Midlands.



INSIDE THE PROPERTY

Panelled and part glazed door to:

ENTRANCE HALL

Two windows to front, stairs, door to:

GROUND FLOOR BATHROOM

Window to the front

Oval corner bath with electric shower

Pedestal wash hand basin

Low flush wc

Walls fully decoratively tiled

LIVING ROOM

13'6" x 12'8" (4.11m x 3.85m)

Window overlooking the formal reception area and GARDEN to the front

A pleasant through-room with fireplace with surround and mantle, marble slips and raised marble hearth and inset

Living Flame coal-effect gas fire

Double doors to:

CONSERVATORY

Picture windows and sliding patio doors opening onto and overlooking the rear GARDEN

DINING ROOM

11'9" x 13'10" (3.58m x 4.21m)

Window overlooking the rear GARDEN

Under-stairs storage cupboard

KITCHEN/BREAKFAST ROOM

8'4" x 17'7" (2.54m x 5.36m)

Windows overlooking the rear GARDEN

L-shaped kitchen/breakfast room, neatly appointed and fitted with a range of matching units

UTILITY ROOM

9'8" x 14'8" (2.95m x 4.47m)

Window to the side

Large utility room with built-in store

From the entrance hall, STAIRCASE rises to FIRST FLOOR
LANDING

BEDROOM 1

13'6" x 12'8" (4.11m x 3.85m)

Windows to the front

Two built-in wardrobes

BEDROOM 2

9'6" x 10'4" (2.89m x 3.15m)

Window to the front

EN-SUITE SHOWER ROOM

With corner shower cubicle

Wash hand basin and low flush wc

BEDROOM 3

8'7" x 7'3" (2.61m x 2.22m)

Window overlooking the GARDEN to the rear

OUTSIDE THE PROPERTY

GARAGE

14'6" x 14'8" (4.42m x 4.47m)

Up and over door.

To the front, the property is well screened from the road by an established conifer hedge and approached through double wrought-iron gates with a pressed pattern concrete drive, providing ample parking and serving the GARAGE, with a pathway extending to the formal reception area. The forecourt is neatly laid to lawn with shrubbery, rose and herbaceous displays.

To the rear, there is a particularly good sized GARDEN which is predominantly laid to lawn with floral and shrubbery displays, inset specimen trees, rustic pergola and Arbour feature, the whole well enclosed on all sides by well maintained, closely boarded wooden fencing.



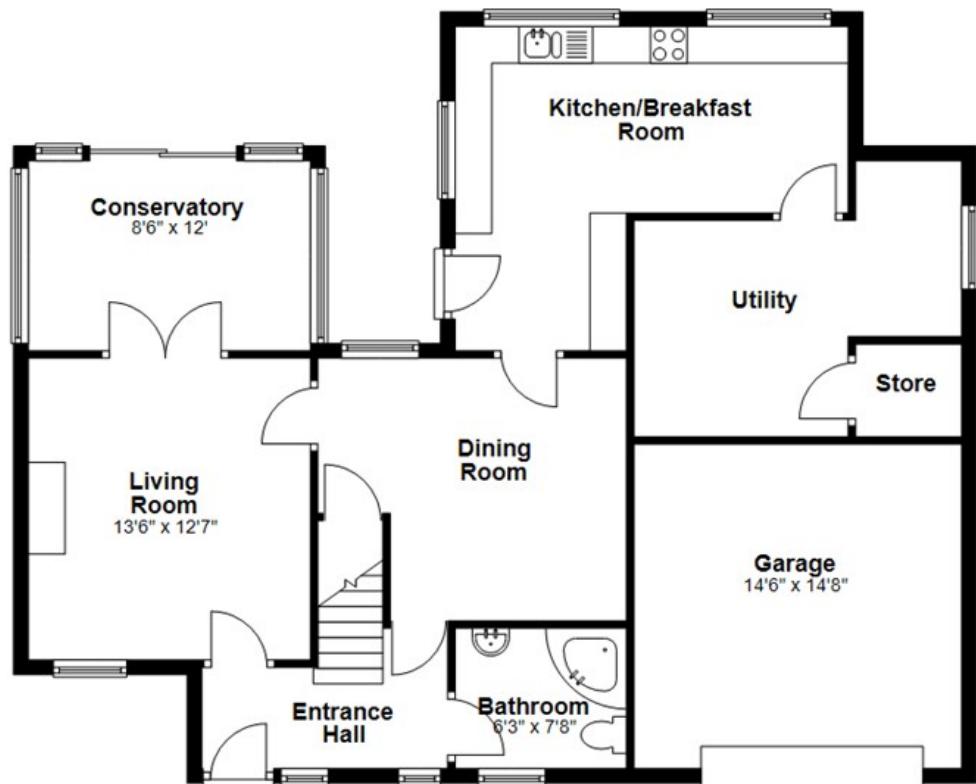




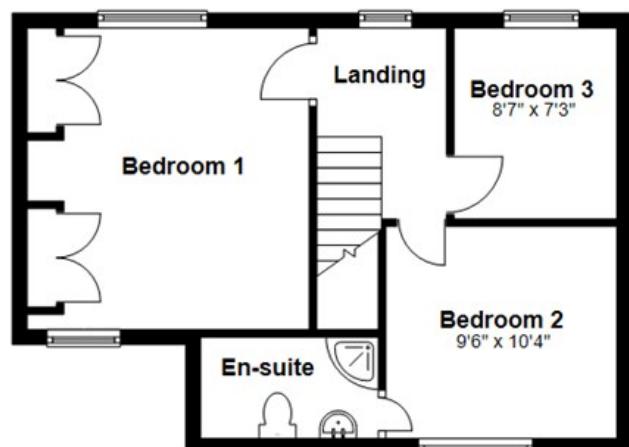


FLOOR PLANS ...

Ground Floor



First Floor



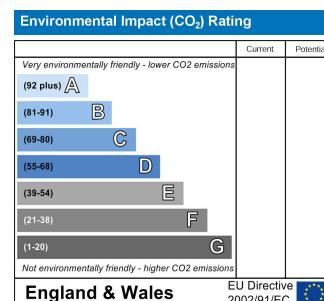
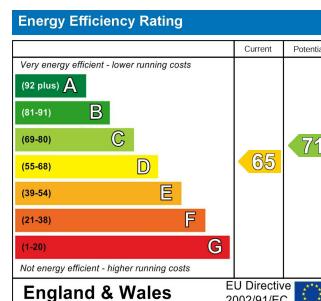
Total area: approx. 1585.6 sq. feet

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, along the Ellesmere Road. Continue for some distance, eventually turning right into Harlescott Lane. Continue along Harlescott Lane where the property will be found set back on the right hand side, a short distance before the turning into Lancaster Road.

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: 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.

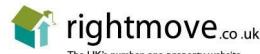
IMPORTANT NOTICE

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.

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