



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**20 Windermere Road, Shrewsbury, SY1 4DU**

**Offers in the Region Of  
£185,000**

To view this property please call us on **01743 236 800** Ref: T8108/SL/MU

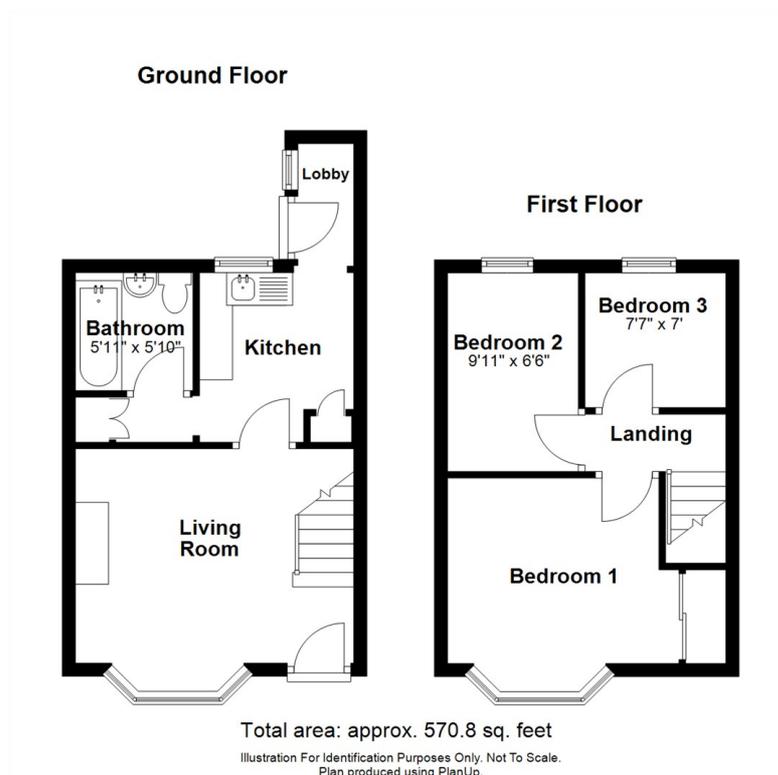
A neatly kept and much loved three bedroom terraced house, situated in a popular and convenient location, close to amenities.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing and briefly comprises: inner and rear lobby, living room, kitchen, ground floor bathroom, and three bedrooms.

The property is well placed in this convenient residential area, close to amenities including schools, shops, bus service to the town centre and within easy reach of the Shrewsbury bypass which allows ease of access onto the M54 motorway link to the West Midlands.



## FLOOR PLANS



## INSIDE THE PROPERTY

### LIVING ROOM

10'9" x 13'10" (3.28m x 4.22m)

A pleasant room with bay window to the front

### KITCHEN

8'6" x 7'8" (2.59m x 2.34m)

Window to the rear,

Fitted with a range of units

### REAR LOBBY

### INNER LOBBY

Built-in store cupboard

### GROUND FLOOR BATHROOM

Panelled bath

Wash hand basin

WC - low type flush

From the living room, STAIRCASE with balustrade rises to FIRST FLOOR LANDING

### BEDROOM 1

9'3" x 13'10" (2.83m x 4.22m)

Bay window to the front

Built-in wardrobe with mirror fronted doors

### BEDROOM 2

9'11" x 6'6" (3.03m x 1.98m)

Window to the rear

### BEDROOM 3

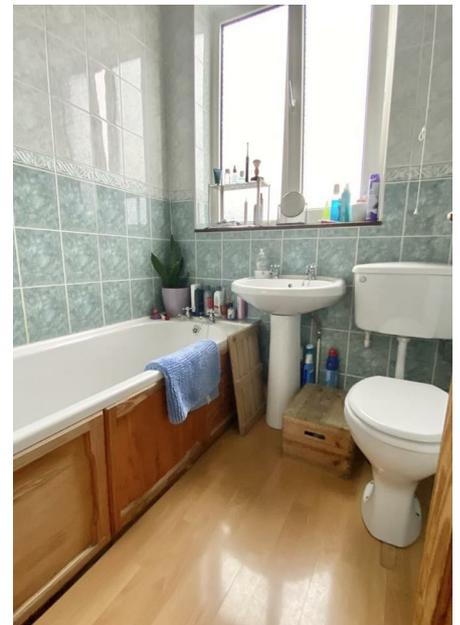
7'7" x 7'0" (2.31m x 2.13m)

Window to the rear

## OUTSIDE THE PROPERTY

To the front, the property is set back and divided from the road by a neatly kept forecourt with a brick paved drive providing ample parking and serving the formal reception area.

To the rear, there is a good sized GARDEN with a paved patio area, neatly kept lawn with a further terrace, the whole well enclosed on all sides by closely boarded wooden fencing.

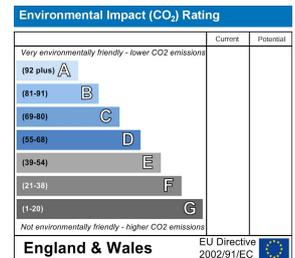
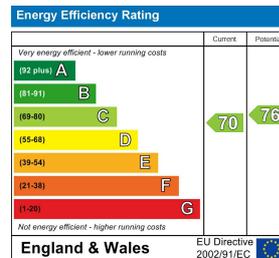


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ditherington Road to the Heathgates Island. Take the first exit into Whitchurch Road. Continue along Whitchurch Road, proceeding through the traffic lights, eventually turning left into Windermere Road. Continue for a short distance and 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

Council Tax Band A

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

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

FIND OUR PROPERTIES ON:



### 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.

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  
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