



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Bufton Close, Shrewsbury, SY3 8FH**

**Offers in the Region  
of £400,000**

To view this property please call us on **01743 236 800** Ref: T8102/SL/KQ

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# An immaculately presented, three bedroom townhouse, situated on a small, well regarded development, placed within easy reach of local amenities.

This three bedroom property offers stylish modern living throughout featuring plantation shutters to all windows and a well stocked and beautifully landscaped low maintenance garden. The accommodation which is well planned includes a welcoming entrance hall, spacious lounge, contemporary kitchen/dining room, master bedroom with en suite shower room, two further bedrooms and a sleek family bathroom. The property benefits from gas fired central heating and double glazing.

Located in a highly desirable residential area, the property is conveniently placed within reach of excellent amenities including local shops, the Royal Shrewsbury Hospital and the nearby town centre with its many fashionable bars, restaurants, Theatre Severn and Quarry Park and Dingle Gardens. The property is also close to excellent transport links, making it an ideal choice for professionals, families, or downsizers seeking a 'move-in' ready property.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, WC

### LIVING ROOM

20'0" x 14'7" (6.10m x 4.45m)

### KITCHEN / DINING ROOM

10'4" x 14'7" (3.15m x 4.45m)

Fitted with a range of matching modern units

Integrated appliances, space for washing machine

Double doors to rear garden

STAIRCASE rising from the living room to FIRST FLOOR LANDING

### BEDROOM 1

11'7" x 14'7" (3.54m x 4.45m)

Built in wardrobes

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

17'4" x 9'7" (5.29m x 2.91m)

### BEDROOM 3

10'2" x 7'5" (3.10m x 2.27m)

### BATHROOM

Panelled bath with shower over and glass shower screen

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

The property is approached over a tarmacadam driveway providing parking and access to the garage, flanked by low maintenance front garden laid to gravel with pathways and well stocked flower and shrub beds.

Enclosed landscaped REAR GARDEN laid to lawn with a large paved patio with pathway to a seating area with well stocked flower and shrub beds and borders.

Please note: This property may be subject to additional management service charges.



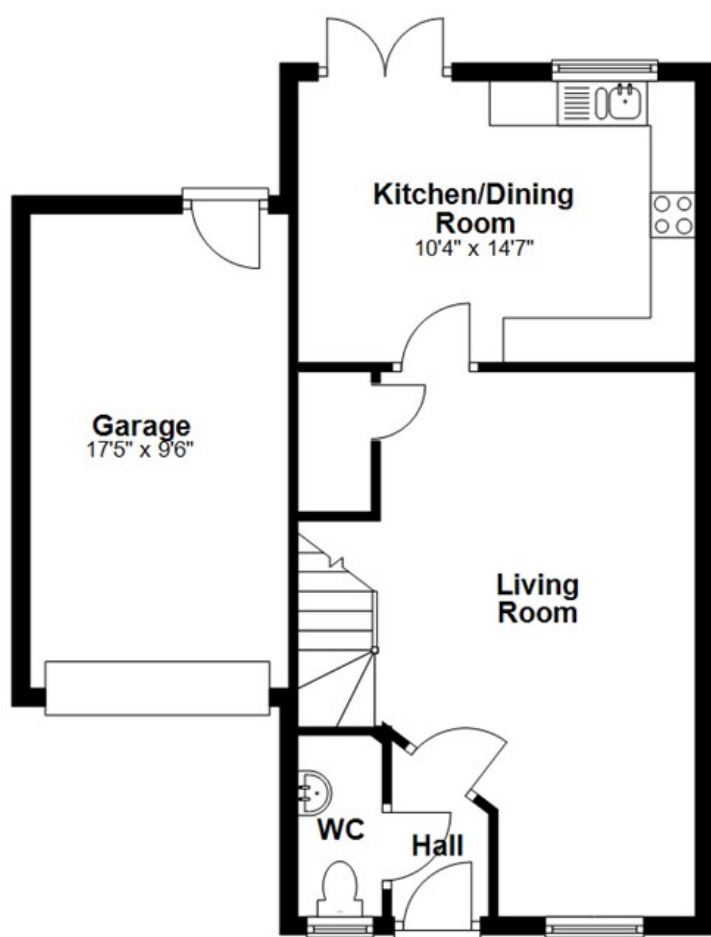




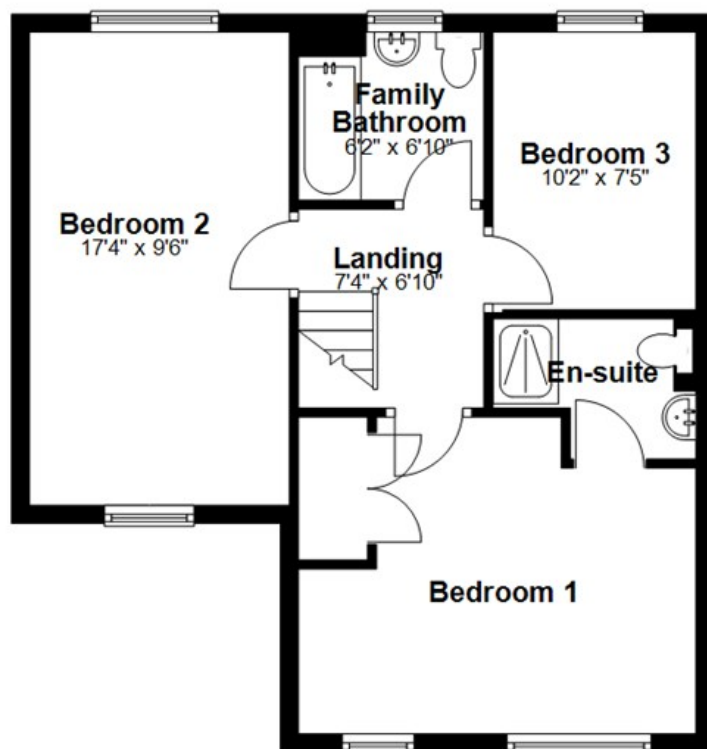


FLOOR PLANS ...

Ground Floor



First Floor



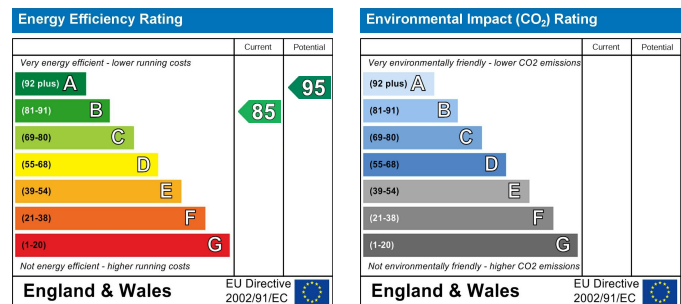
Total area: approx. 1164.9 sq. feet

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 to the Frankwell Island. Take the first exit into Cophorne Road. Continue for some distance, eventually turning right into Whitfield Crescent. At the top of the road turn right and Bufton Close will be found straight ahead and the property will be seen 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: 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.

### 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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