

38 Shaw Road, Shrewsbury, SY2 5XP

Shrewsbury & Country House Sales

MILLER EVANS

38 Shaw Road, Shrewsbury, SY2 5XP

£185,000 Freehold

- Well appointed end terraced house
- Two bedrooms and bathroom
- Living room, kitchen/dining room and rear porch
- Enclosed rear garden
- Communal parking area
- Popular and convenient location close to amenities





A well-positioned two-bedroom end terrace home offering well-proportioned accommodation in a convenient location, close to a wide range of local amenities, schools, and transport links. While the property would benefit from some cosmetic updating, it presents an excellent opportunity for first-time buyers, down sizers, or investors.

The accommodation comprises an entrance hall, a comfortable living room and a spacious kitchen/dining room fitted with a range of units, a useful rear porch off the kitchen provides access to the garden, to the first floor are two well-proportioned bedrooms and a family bathroom. There is an enclosed rear garden and communal parking area. The property benefits from gas central heating and double glazing throughout.

Situated in a popular and accessible location, the property is within easy reach of everyday amenities, schools, excellent transport connections, making it an ideal home or investment opportunity.









ENTRANCE HALL
8'8" x 2'7"

LIVING ROOM
13'3" x 10'7"

KITCHEN / DINING ROOM
9'3" x 13'6"

REAR PORCH
4'6" x 6'4"

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1
9'10" x 6'7"

BEDROOM 2
11'2" x 7'0"

BATHROOM
5'8" x 6'2"

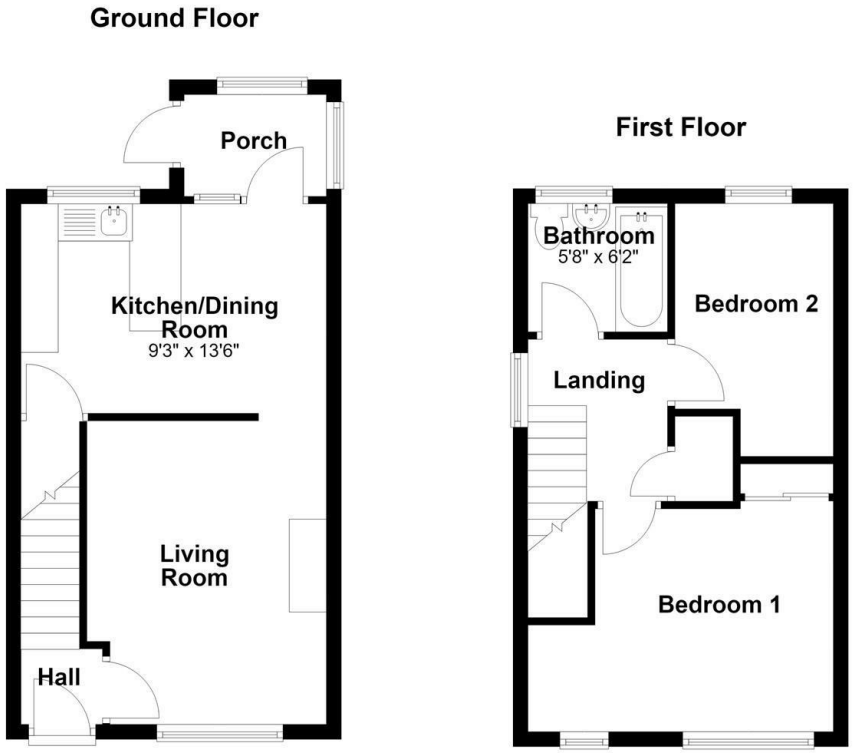
GARDENS AND GROUNDS

Enclosed rear garden laid to lawn with paved patio area providing an ideal outdoor space for relaxation or entertaining.

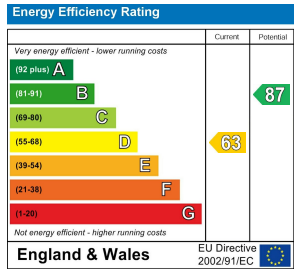
A communal parking area to the rear offers convenient off-road parking.

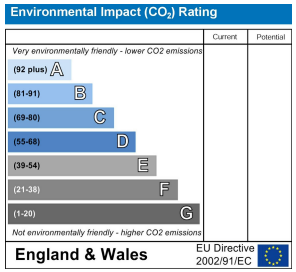
HOW TO GET THERE

When approaching from Shrewsbury proceed over the English Bridge and continue along Abbey Foregate to the traffic lights turning left into Monkmoor Road. Continue along Monkmoor Road for some distance, eventually turning right into Clive Road and after a short distance turn left into Forrest Way. Proceed to the end of Forrest Way, turn right into Frith Close and left into Shaw Road where the property will be found.



Total area: approx. 653.3 sq. feet





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. Some images may have been enhanced.
This property may be subject to additional management service charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

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
Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
Associates: William Miller • Sharon L. Langley (MARLA) **Consultant:** David C. Evans

MILLER EVANS