MILLER EVANS

SHREWSBURY'S ESTATE AGENT

6a Salcombe Drive, Shrewsbury, SY2 6SH

Offers in the Region of £335,000

To view this property please call us on **01743 236 800** Ref: T8111/SL/KQ

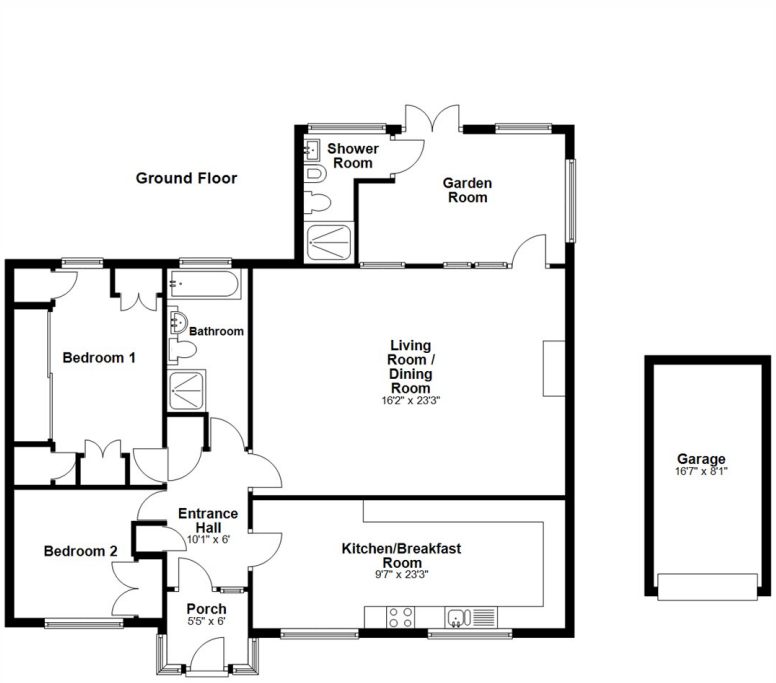
This spacious and well presented two bedroom bungalow occupies a generous corner plot within a highly sought after residential location.

This spacious two bedroom bungalow provides well balanced and versatile accommodation with a welcoming entrance hall which leads to an attractive and particularly good sized living room/dining room, garden room with separate shower room. The bright and inviting accommodation is ideal for every day living, as well as entertaining guests. The kitchen is generously proportioned and well appointed and is designed with practicality in mind, it offers excellent storage. Both bedrooms enjoy built in wardrobes. The bungalow benefits from gas fired central heating and double glazing.

The bungalow is situated in a popular location, offering excellent access to local amenities, reputable schools, transport links and the nearby town centre.

The bungalow offers spacious accommodation, appealing gardens and a convenient location and represents an excellent opportunity to acquire a well maintained home in a desirable area.

FLOOR PLANS



Total area: approx. 1415.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN / BREAKFAST ROOM
9'7" x 23'3" (2.91m x 7.09m)
Extensive range of fitted units

LIVING ROOM / DINING ROOM
16'2" x 23'3" (4.93m x 7.09m)
Double French doors to:

GARDEN ROOM

SHOWER ROOM
Window to rear
Walk in shower
Wash hand basin and wc

BEDROOM 1
16'1" x 11'0" (4.91m x 3.36m)
Built in wardrobes

BEDROOM 2
9'7" x 11'0" (2.92m x 3.36m)
Built in wardrobes

BATHROOM
Four piece suite comprising;
Panelled bath
Wash hand basin, wc
Separate walk in shower

OUTSIDE THE PROPERTY

GARAGE
Up and over door.

GARDEN

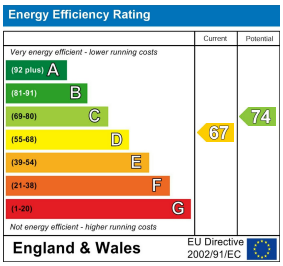
The bungalow occupies an impressive corner plot. The front and side gardens are mainly laid to lawn and enhanced by mature, well stocked shrubbery displays, which create an attractive and established setting with excellent curb appeal.

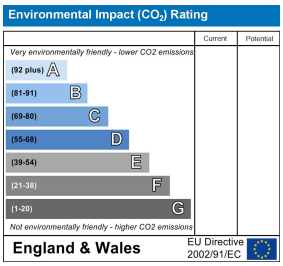
The private REAR GARDEN is predominantly paved for ease of maintenance and complimented by raised beds, rustic pergola. The whole being neatly kept.

Further benefits include a detached garage and driveway, providing off road parking.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Wenlock Road. After some distance, turn left into Kingston Drive. Continue for a further distance, turning right into Salcombe Drive, where the bungalow will be found after a further short distance on the right hand side.





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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Tel: 01743 236800

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