



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**39 Round Hill Green, Shrewsbury, SY1 2NG**

**Offers in the Region of  
£240,000**

To view this property please call us on **01743 236 800** Ref: T8140/SL/lrd

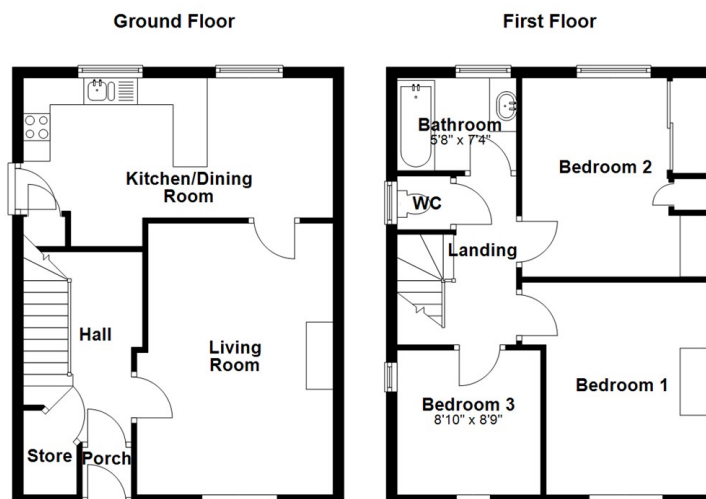
A mature, 3 bedroom semi-detached home, situated on a well established residential development, conveniently located close to the town centre.

The property has been well cared for and is presented in good overall condition, offering an excellent opportunity for buyers to add their own modern touches. The property benefits from full gas-fired central heating and double glazing and the accommodation briefly comprises: entrance porch, entrance hall, living room, kitchen/dining room, three bedrooms, bathroom and separate WC. Forecourt parking to the front and enclosed garden to the side and rear.

The property occupies an enviable corner plot on this mature, established residential development, with open views to the front over Round Hill Green. The nearby town centre offers a wide range of amenities including the Shrewsbury railway station, Theatre Severn and an excellent selection of independent and high street shops and access to attractive riverside walks. The property is also well positioned for access to major road networks via the M54 link which leads to the West Midlands.



## FLOOR PLANS



Total area: approx. 970.6 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE PORCH

Glazed door to:

### ENTRANCE HALL

### LIVING ROOM

15'10" x 12'0" (4.83m x 3.66m)

A pleasant room with window overlooking the forecourt and formal reception area to the front and Round Hill Green

### KITCHEN/DINING ROOM

8'7" x 18'11" (2.61m x 5.77m)

A spacious kitchen/dining room

The kitchen is fitted with a range of matching units and integrated appliances

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM 1

13'0" x 9'10" (3.96m x 3.00m)

Window to the front

### BEDROOM 2

12'2" x 11'3" (3.71m x 3.43m)

Window to the rear

Storage cupboards with sliding doors

### BEDROOM 3

8'10" x 8'9" (2.69m x 2.67m)

Windows to the front and side

### BATHROOM

Window to the rear

Panelled bath with electric shower over

Inset wash hand basin with under cupboard

### SEPARATE WC

Window to the side

## OUTSIDE THE PROPERTY

The property benefits from generous gardens, mainly laid to lawn and enclosed by mature hedging, providing privacy. To the front there are gates with a forecourt providing ample parking space.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Smithfield Road. Proceed up Coton Hill and turn left into Berwick Road. After a short distance, turn right into Corporation Lane. At the junction, turn left into Berwick Avenue. Continue for a further distance, turning left into Round Hill Green where the property will be found on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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: B

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. Images may have been enhanced.

### 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.

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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



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