



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

16 Walnut Drive, Shrewsbury SY1 3SQ

**Offers in the Region
of £275,000**

To view this property please call us on **01743 236 800** Ref: T8064/SL/MU

A neatly kept, well appointed and well maintained, 3 bedroomed semi detached family house occupying an enviable larger than average corner plot on this popular and conveniently placed, established residential development.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions with the benefit of full gas-fired central heating and double glazing.

Well placed on this popular and conveniently placed residential development occupying an enviable larger than average corner plot with an extensive neatly kept garden to the rear, which is well enclosed and affords considerable privacy. The property is well placed within reach of amenities including local shops, schools, a bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

8'8" x 17'0" (2.63m x 5.18m)

A pleasant room with fireplace feature with fitted gas fire

Picture window overlooking garden and formal reception area to the front.

KITCHEN/DINING ROOM

9'0" x 17'0" (2.74m x 5.18m)

Neatly appointed and fitted with a range of matching modern units

Glazed French doors allowing access to :

CONSERVATORY

With picture windows overlooking the neatly kept and good sized garden to the rear.

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

12'10" x 10'6" (3.90m x 3.20m)

Double door built in wardrobe

Window to the front.

BEDROOM 2

10'11" x 8'8" (3.34m x 2.64m)

Wardrobe recess

Further built in storage cupboard

Window overlooking the rear garden.

BEDROOM 3

9'0" x 6'2" (2.75m x 1.87m)

Window to front.

BATHROOM

Neatly appointed with a P shaped shower bath with mixer tap and electric shower unit

Dressing surface with inset hand basin with vanity cupboard under

WC low type flush

Walls fully decoratively tiled.

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

TO THE FRONT the property is set back from the road by a generous forecourt which is neatly kept and laid to lawn with formal steps descending to the formal reception area. A concrete drive provides parking and serves the detached garage.

To the side and rear there is a particularly GOOD SIZED GARDEN with a paved patio, extensive and neatly kept lawn with inset shrubs. The whole well enclosed on all sides by well maintained boundary fencing.



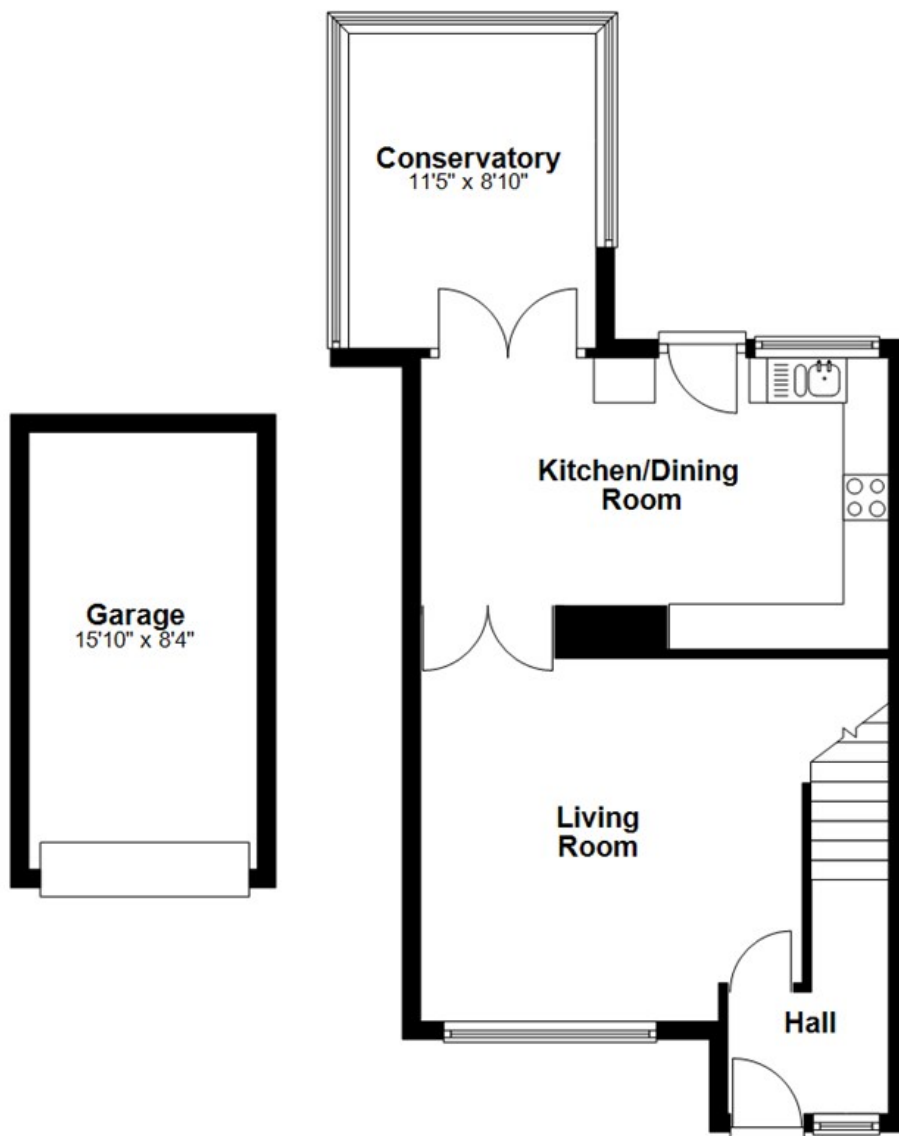




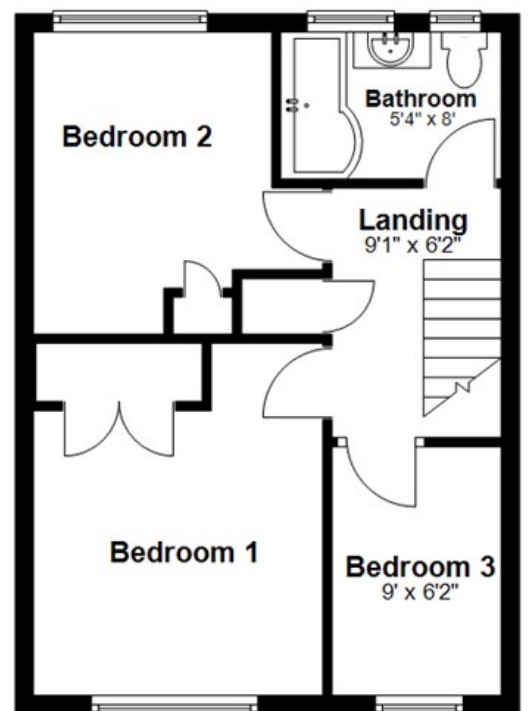


FLOOR PLANS ...

Ground Floor



First Floor



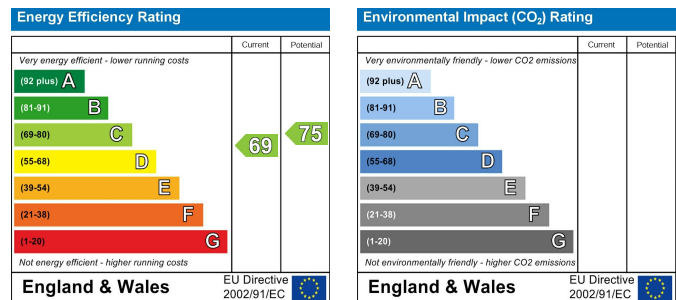
Total area: approx. 1023.9 sq. feet

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 along the Ellesmere Road and continue for some distance turning right into Mount Pleasant Road, after a further distance turn right into Westbury Road, right into Boscobel Drive and right into Walnut Drive. Proceed to the top of the cul-de-sac where the property will be found in the top right hand corner.

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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