



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Rothley Drive, Bicton Heath, Shrewsbury, SY3 5BB

**Offers in the Region
of £145,000**

To view this property please call us on **01743 236 800** Ref: T8083/SL/KQ

A well appointed one bedroom terraced house.

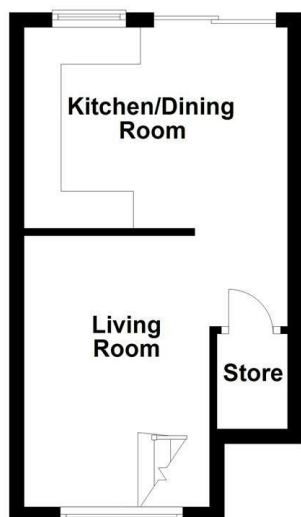
This one bedroom terraced house benefits from gas fired central heating, fibre broadband and double glazing and briefly comprises; living room, dining kitchen, bedroom and shower room. Enclosed rear garden and allocated parking space.

The property is situated in a popular and convenient residential area, close to excellent local amenities, including shops and schools, while also being well placed for access to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

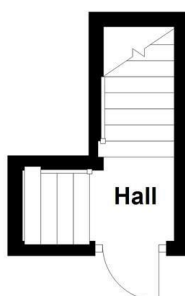
Lower Ground Floor



First Floor



Ground Floor



Total area: approx. 480.9 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

12'0" x 6'7" (3.67m x 2.00m)

Window to the front

DINING KITCHEN

8'11" x 11'9" (2.72m x 3.57m)

Fitted with a range of matching wall and base units

French doors to rear garden

STAIRCASE rising from living room to:

BEDROOM

12'5" x 11'11" (3.79m x 3.62m)

Built in store cupboard

Two Velux roof lights

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

Front garden laid to gravel for ease of maintenance with paved pathway to reception area. Allocated parking space.

Enclosed REAR GARDEN with paved patio area and dwarf brick wall with steps leading to a lawned area.



The property is best approached out of Shrewsbury along the A458 Welshpool Road. After a short distance, turn left onto Gains Park Way. After a further short distance, turn left onto Gains Avenue and then left onto Rothley Drive, where the property will be found.



Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones