



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Six Acres, Radbrook Green, Shrewsbury SY3 6AF

£290,000 Region

To view this property please call us on **01743 236 800** Ref: T8061/SL/MU

A neatly kept, well maintained and well appointed, modern, 3 bedroomed semi detached family house situated on a popular and well established residential development, conveniently placed within reach of excellent amenities.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented to an exacting standard by the current owners and has the benefit of full gas-fired central heating and double glazing

Situated on this popular and convenient residential development within reach of excellent amenities including local shops, schools, recreational facilities, a frequent 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

SPACIOUS ENTRANCE HALL

LIVING ROOM

14'5" x 12'6" (4.39m x 3.81m)

A pleasant room with fireplace feature and window overlooking the garden and formal reception area to the front.

DINING ROOM

9'7" x 7'8" (2.92m x 2.34m)

Glazed French doors allowing access to the garden.

KITCHEN

9'7" x 7'7" (2.92m x 2.30m)

Neatly appointed and fitted with a range of matching modern units.

Built in understairs store cupboard.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

12'0" x 9'1" (3.65m x 2.77m)

Window to front.

Built in wardrobe

BEDROOM 2

10'0" x 8'9" (3.04m x 2.66m)

Window overlooking the rear garden

Single door built in wardrobe

BEDROOM 3

8'0" x 6'2" (2.44m x 1.87m)

Window with similar outlooks to bedroom one

Built in wardrobe.

BATHROOM

Neatly appointed with a modern panelled bath with shower and shower screen

Pedestal hand basin

WC low type flush.

OUTSIDE THE PROPERTY

DETACHED GARAGE

With electric carousel up and over door

Person door to the garden and side window.

TO THE FRONT the property is set back and elevated from the road by an open plan forecourt which is laid to lawn and approached over a long tarmac drive which provides parking and serves the garage, with a paved area serving the formal reception area.

To the rear there is a neatly kept GARDEN with paved patio, formal steps to an upper level which is laid neatly to lawn with an additional gravelled area to the rear of the garage. The whole being well enclosed on all sides by well maintained closely boarded wooden fencing and enjoying a pleasant and sunny south westerly aspect.



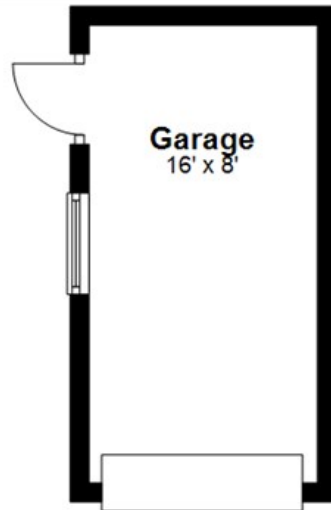




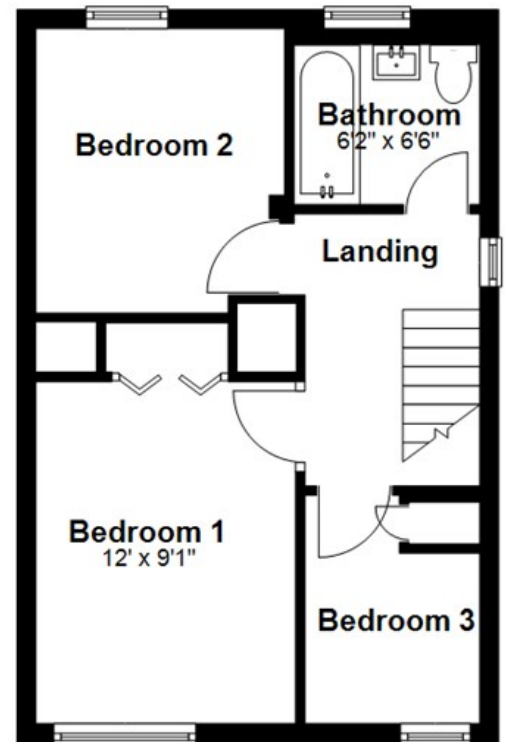
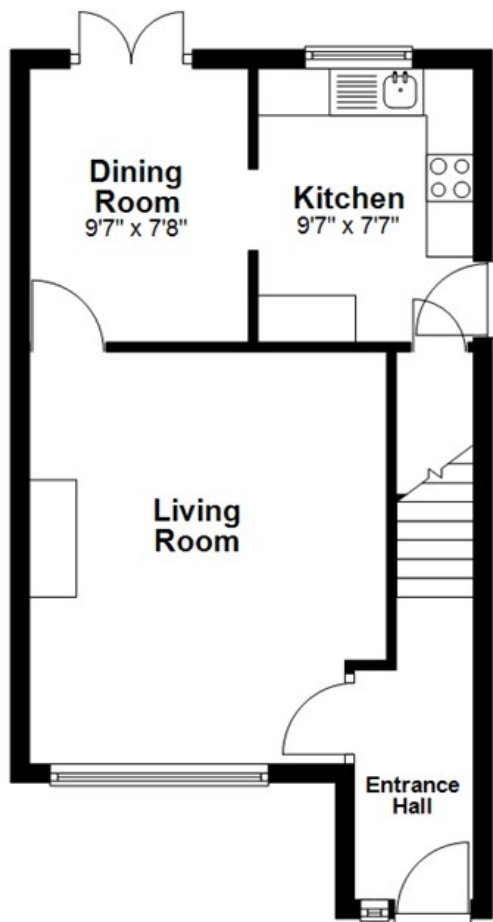


FLOOR PLANS ...

Ground Floor



First Floor



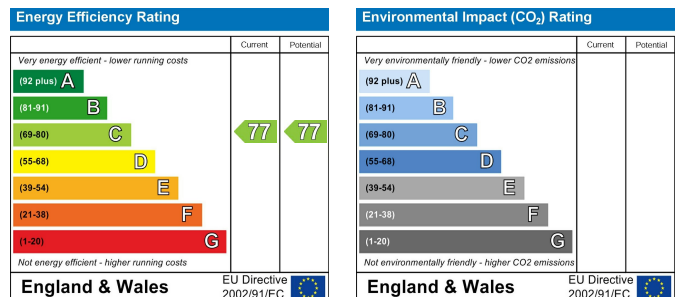
Total area: approx. 903.7 sq. feet

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 Longden Road, past the Priory School on the right hand side. Turn left into Bank Farm Road and then second right into Six Acres. Continue along Six Acres for a short distance where the property will be found on the right hand side

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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