



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**63 Bromley Road, Bicton Heath, Shrewsbury, SY3  
5Δ7**

**Offers In The Region  
Of £210,000**

To view this property please call us on **01743 236 800** Ref: T8045/WM/lrd

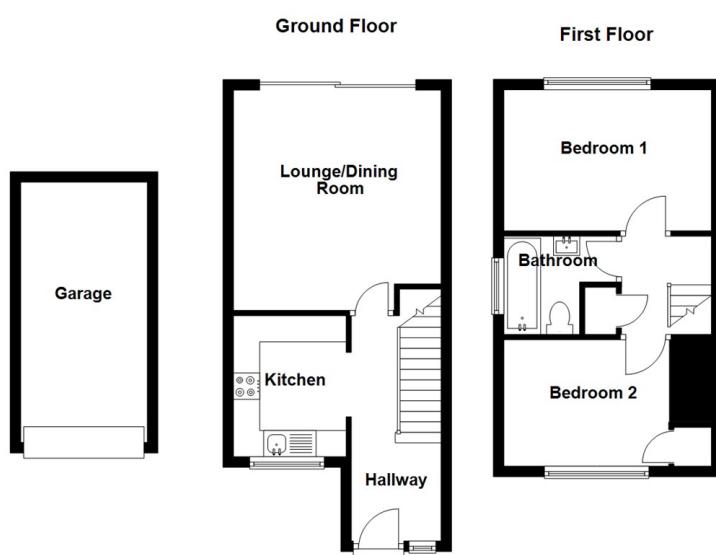
# A neatly kept, two bedroom semi-detached house.

A neatly kept, semi-detached, two bedroom home, provides well planned accommodation throughout and briefly comprises: entrance hall, lounge/dining room, two bedrooms, family bathroom, single garage, spacious driveway and a neatly kept rear garden. The property also benefits from gas fired central heating.

The property occupies a favourable position on this established residential development on the western fringe of Shrewsbury, close to local amenities including shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass and M54 motorway link to the West Midlands.



## FLOOR PLANS



Total area: approx. 760.4 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## INSIDE THE PROPERTY

### ENTRANCE HALL

#### KITCHEN

8'10" x 7'1" (2.69m x 2.15m)

Window to the front

Fitted with a range of matching wall and base units

Sink with mixer tap

#### LOUNGE / DINING ROOM

13'9" x 13'0" (4.20m x 3.95m)

Provides spacious accommodation

Sliding doors opening onto and leading out to the rear patio

From the entrance hall, STAIRCASE rises to FIRST FLOOR  
LANDING

#### BEDROOM 1

8'10" x 13'0" (2.69m x 3.95m)

Window to the rear

#### BEDROOM 2

7'11" x 13'0" (2.41m x 3.95m)

Window to the front,

Fitted storage cupboard

#### BATHROOM

Window to the side

Panelled bath with shower and screen

Low flush WC

Wash hand basin

## OUTSIDE THE PROPERTY

#### GARAGE

Up and over door

Personal door to the rear GARDEN

The property is approached over a spacious driveway, providing room for ample parking. There is gated side access to the rear GARDEN and access to the SINGLE GARAGE.

To the rear, the enclosed GARDEN has a patio area, perfect for outside entertaining, an ornamental pond, with floral and shrubbery borders.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 Welshpool Road and after some distance turn left into Gains Park Way, and then left into Gains Avenue. Continue on Gains Avenue and eventually turn right into Coach Road. Continue to Bromley Road where the property will eventually be found on the left 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

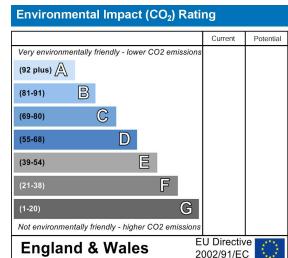
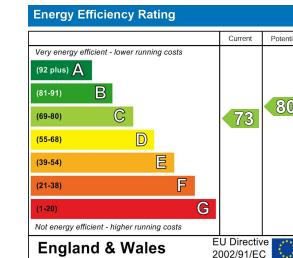
### LOCAL AUTHORITIES

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.

FIND OUR PROPERTIES ON:



### 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.



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