



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 Grangefields Road, Shrewsbury, SY3 9DD

**Offers in the Region
of £395,000**

To view this property please call us on **01743 236 800** Ref: T8110/SL/KQ

Situated in a popular residential area of Shrewsbury, this mature three bedroom semi-detached property offers excellent potential for buyers looking to update and modernise.

This mature three bedroom property provides well proportioned accommodation with scope for improvement throughout and benefits from gas fired central heating and double glazing.

The property is conveniently located in this highly desirable and sought after area within easy reach of well regarded schools, shops and amenities, as well as Shrewsbury's town centre, which provides a wider range of retail, dining and leisure facilities.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENRANCE HALL

Built in understairs store cupboard

SITTING ROOM

11'0" x 12'0" (3.35m x 3.66m)

A pleasant room with bay window to the front

DINING ROOM

11'11" x 11'0" (3.63m x 3.35m)

Archway to:

GARDEN ROOM

Picture windows and glazed French door to the rear garden

KITCHEN / BREAKFAST ROOM

14'6" x 12'0" (4.42m x 3.66m)

Fitted with a range of units

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

BEDROOM 1

11'0" x 13'6" (3.35m x 4.11m)

Two double door built in wardrobes

Bay window to the front

BEDROOM 2

11'11" x 11'0" (3.63m x 3.35m)

BEDROOM 3

6'2" x 12'0" (1.88m x 3.66m)

BATHROOM

Neatly appointed with a modern panelled bath

Shower cubicle with pivot door

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

CARPORT

The property is set back from the road by an attractive forecourt and approached over a drive providing ample parking with ornamental wrought iron gates, which allow access to a car-port with garage and store beyond. A pathway to the front extends to the reception area.

There is a particularly good sized, well stocked and established south facing REAR GARDEN laid predominantly to lawn and intersected by a variety of mature trees and shrubs.



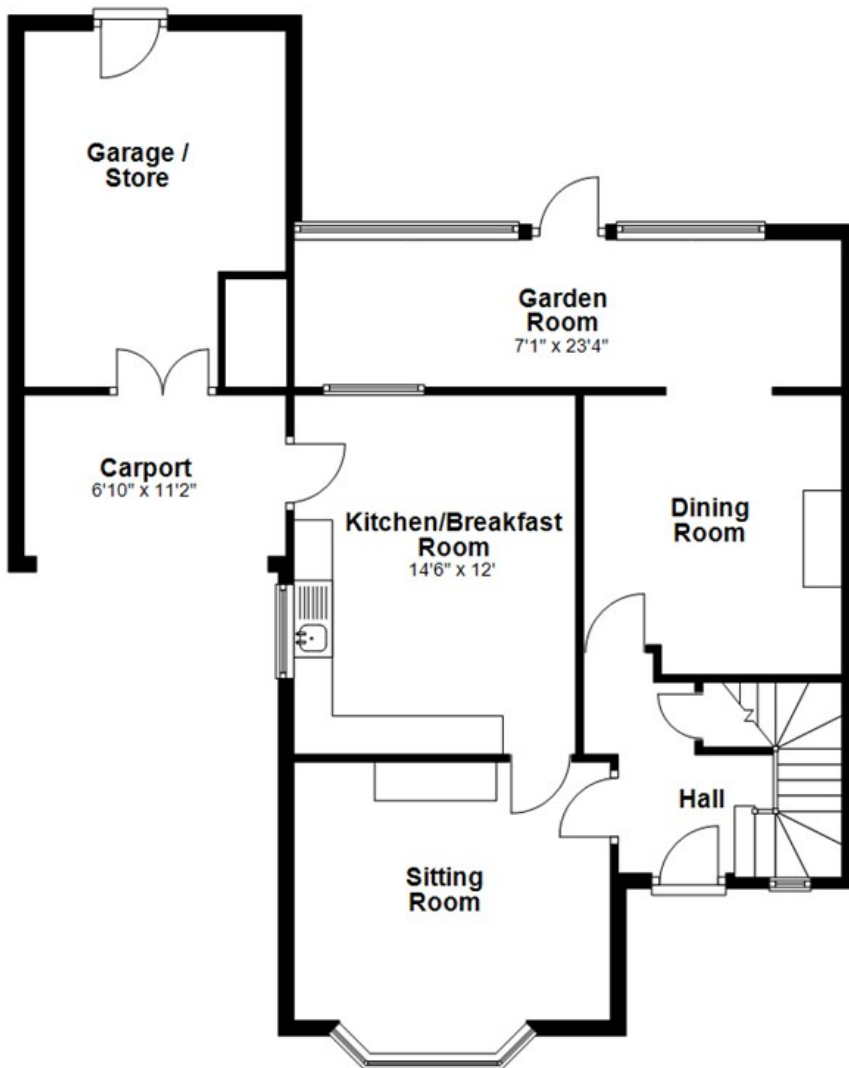




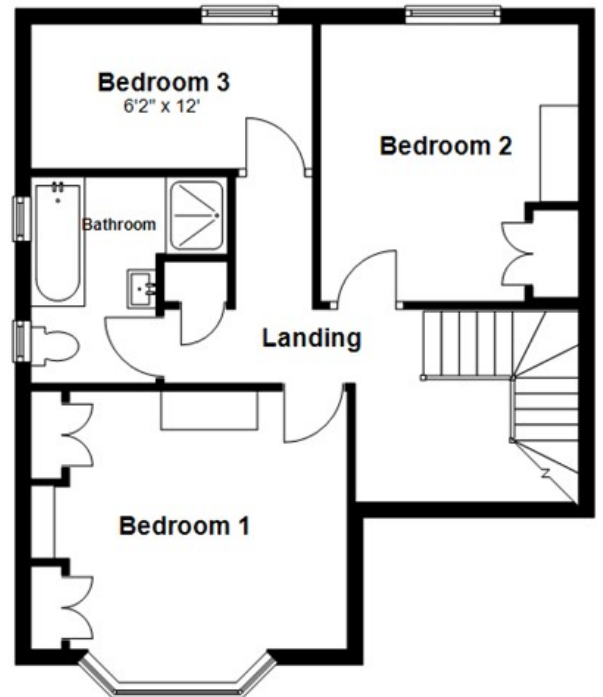


FLOOR PLANS ...

Ground Floor



First Floor



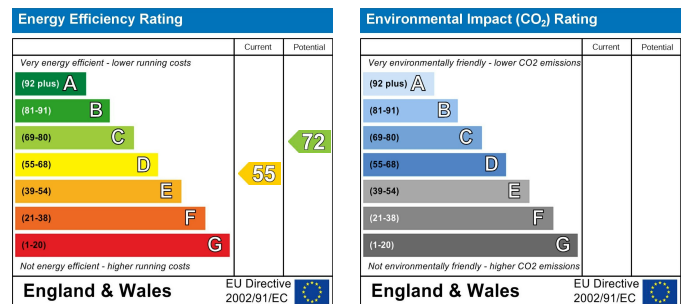
Total area: approx. 1527.9 sq. feet

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 on the Roman Road. Continue for some distance, turning right into Grange Road. After a short distance, turn right into Grangefields Road and the property will 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.

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
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