



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**9 Benbow Close, Shrewsbury, SY1 2PW**

**£180,000 80% Shared  
ownership**

To view this property please call us on **01743 236 800** Ref: T7691/SL/KQ

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# A spacious and well appointed, modern, detached three bedroom house available on a shared ownership basis.

This modern, deceptively spacious detached, three bedroom property is being offered for sale as a low cost option to homebuyers with applicants eligible to buy an 80% share in the property and pay rent on the remaining share. This deceptively spacious property is presented by the current owners to an exacting standard and benefits from gas fired central heating and double glazing. Viewing highly recommended.

The property is situated in a quiet and secluded location and is well placed within reach of excellent amenities including local shops and schools, the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### PILLARED ENTRANCE CANOPY

with adjacent dry store.  
Regency style panelled door to:

### ENTRANCE HALL

Built in cloaks cupboard  
Built in understairs store cupboard

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

16'7" x 11'3" (5.05m x 3.43m)  
A pleasant, good sized room with fireplace feature  
Window overlooking the front

### KITCHEN / DINING ROOM

11'5" x 12'3" (3.49m x 3.74m)  
Neatly appointed and fitted with a range of matching modern units

From the entrance hall a STAIRCASE with hand rail and balustrade rises to FIRST FLOOR LANDING with access to roof space and airing cupboard enclosing hot water cylinder.

### BEDROOM 1

13'0" x 11'3" (3.96m x 3.43m)  
Double bedroom with two built in storage cupboards  
Window overlooking the rear garden

### BEDROOM 2

12'8" x 10'0" (3.86m x 3.06m)  
Double bedroom with window to the front

### BEDROOM 3

8'10" x 7'6" (2.68m x 2.28m)  
Window to the front

## BATHROOM

Neatly appointed with a modern panelled bath with Direct mixer shower and shower screen  
Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is set back and divided from the road by an open-plan forecourt which is laid to lawn and approached over a long tarmacadam drive, which provides ample parking space with a pathway serving the reception area.

There is a neatly kept and enclosed REAR GARDEN laid to lawn with an extensive paved patio area, floral and shrubbery borders. The garden is enclosed on all sides by closely boarded wooden fencing.







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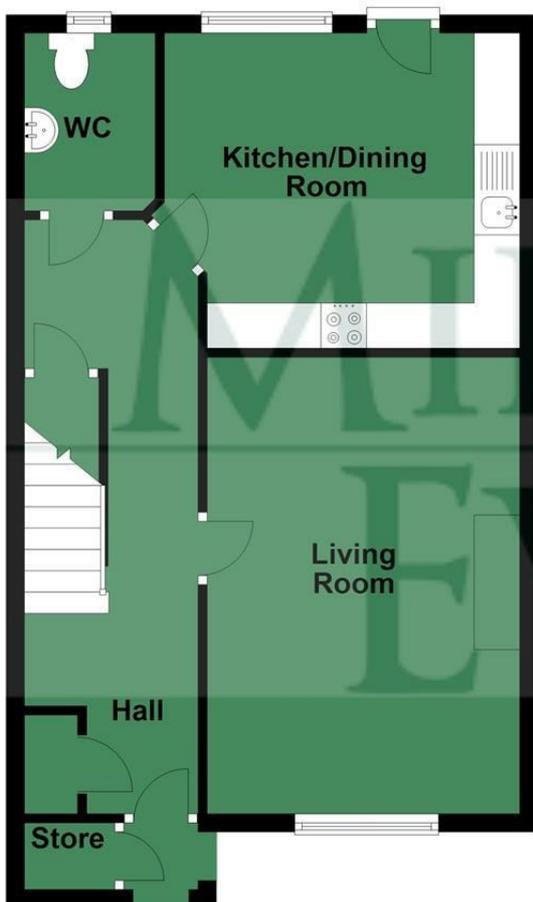
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FLOOR PLANS ...

**Ground Floor**

Approx. 522.8 sq. feet



**First Floor**

Approx. 513.0 sq. feet



Total area: approx. 1035.8 sq. feet

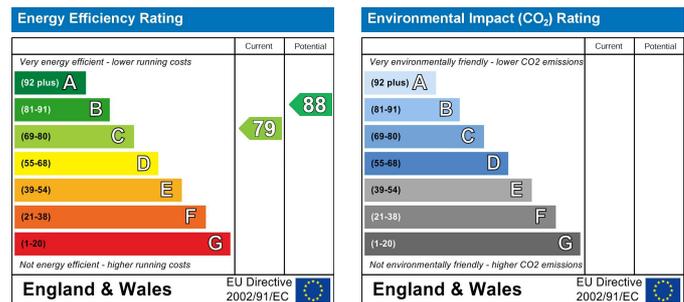
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road, proceed up Coton Hill, turning left at the traffic lights into Berwick Road. After some distance turn right into Corporation Lane. At the crossroads continue straight ahead and continue for a further distance, where Benbow Close 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 Leasehold 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: D

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:



The UK's number one property website

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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