



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 Barkstone Drive, Herongate, Shrewsbury, SY1 3XT**

**£284,000 Region**

To view this property please call us on **01743 236 800** Ref: T8015/SL/lrd

# A modern, detached three bedroom house, situated in a cul-de-sac position on this popular development.



The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from full gas fired central heating and double glazing. The accommodation briefly comprises:: entrance hall, lounge/dining room, conservatory, kitchen, three bedrooms and bathroom. Integral garage, driveway parking and enclosed rear garden.

The property occupies an enviable cul-de-sac position, in this quiet and popular residential area on the northern fringe of Shrewsbury, well placed within easy reach of local amenities including shops, schools, the nearby town centre with its bus and rail links, and the Shrewsbury by-pass with ease of access onto the M54 link to the West Midlands.



## FLOOR PLANS



---

## INSIDE THE PROPERTY

### ENTRANCE HALL

### L-SHAPED LOUNGE/DINING ROOM

13'10" x 18'0" (4.22m x 5.49m)

Window to the rear

### CONSERVATORY

With French doors opening out to the rear patio and GARDEN

### KITCHEN

9'10" x 6'8" (3.00m x 2.03m)

Window to the front

Fitted with a range of matching wall and base units

From the lounge/dining room, STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM 1

10'0" x 9'8" (3.05m x 2.95m)

Window to the rear

### BEDROOM 2

10'6" x 10'3" (3.21m x 3.12m)

Window to the front

### BEDROOM 3

10'6" x 7'8" (3.21m x 2.34m)

Window to the front

### BATHROOM

Window to the rear

Oval corner bath

Wash hand basin and WC, low type flush

### INTEGRAL GARAGE

## OUTSIDE THE PROPERTY

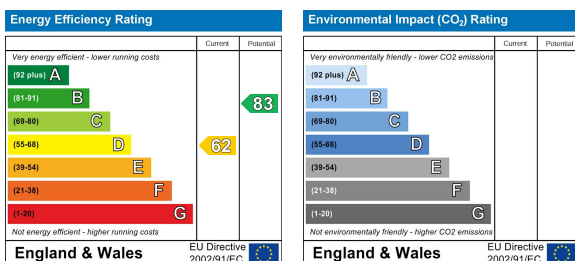
To the front, the property is set back from the road by an open plan forecourt and approached over a driveway providing ample parking which serves the GARAGE and the formal reception area.

To the rear, there is an enclosed, established GARDEN with lawn and patio area, inset trees, the whole enclosed on all sides.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Coton Hill. Continue through the traffic lights onto Ellesmere Road. After some distance, turn right into Hubert Way. Take the first right into Butterwick Drive and first left into Barkstone Drive, bear left and the property will be found immediately on the left hand side.



## 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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

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