



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**45 Oswell Road, Shrewsbury, SY2 5YL**

**Offers in the Region of  
£325,000**

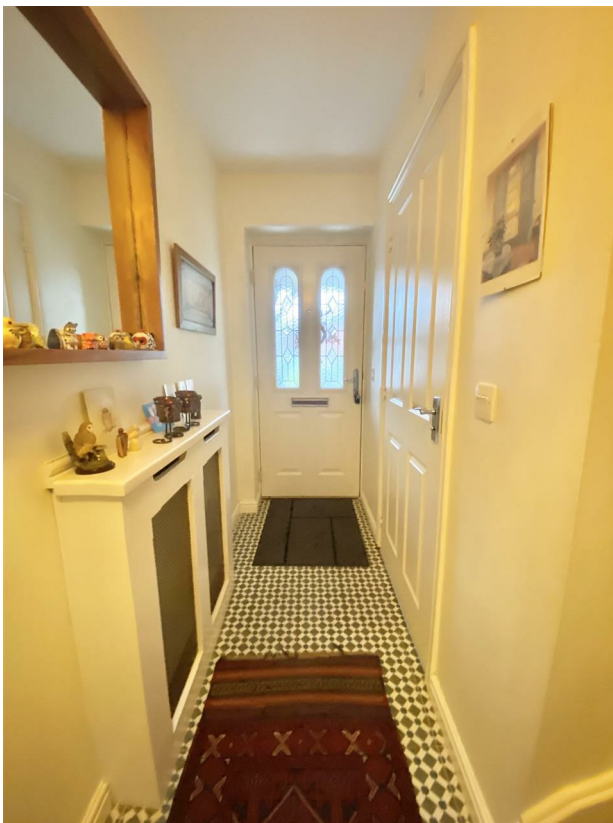
To view this property please call us on **01743 236 800** Ref: T8103/SL/KQ

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# A modern three bedroom family home with spacious accommodation arranged over three floors.

This modern townhouse enjoys versatile and spacious accommodation arranged over three floors briefly comprising; entrance hall, cloakroom, family room with double doors to rear garden. Living room with Juliette Balcony and breakfast kitchen with Juliette balcony to the first floor. Master bedroom with en suite shower room, two further bedrooms and a bathroom to the second floor. Enclosed rear garden with a covered seating area. Garage and parking. The accommodation benefits from gas fired central heating and double glazing.

The property is pleasantly situated in a quiet cul-de-sac, well placed within reach of excellent amenities including the nearby town centre. The property is well placed within easy reach of the M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Understairs store cupboard

### CLOAKROOM

Wash hand basin, wc

### FAMILY ROOM

11'2" x 15'6" (3.40m x 4.72m)

Window and double doors to garden

STAIRCASE rising from the entrance hall to FIRST FLOOR

### LIVING ROOM

20'5" x 15'6" (6.23m x 4.72m)

Double doors to Juliette Balcony

Opening to:

### KITCHEN / DINING ROOM

9'11" x 15'6" (3.02m x 4.72m)

Fitted with a range of matching units

Double doors to Juliette Balcony

STAIRCASE continues to SECOND FLOOR LANDING

### MASTER BEDROOM

9'11" x 11'11" (3.02m x 3.64m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

12'10" x 8'8" (3.90m x 2.64m)

### BEDROOM 3

9'3" x 6'6" (2.83m x 1.98m)

### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door.

The property is approached over a tarmacadam driveway providing parking and access to the garage and reception area. Small lawned area to the front.

Enclosed REAR GARDEN with a bespoke built covered patio/outside dining area of timber frame and glazed ceiling and lighting, fitted bench seating and cedar clad feature wall, providing an ideal seating area to be enjoyed all year round. The garden is laid to gravel and pathways for ease of maintenance with a wide range of flower and shrub beds and borders.



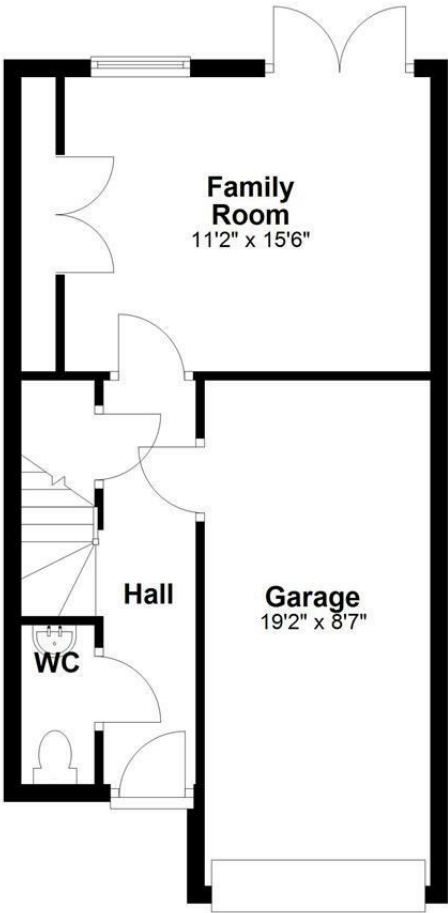




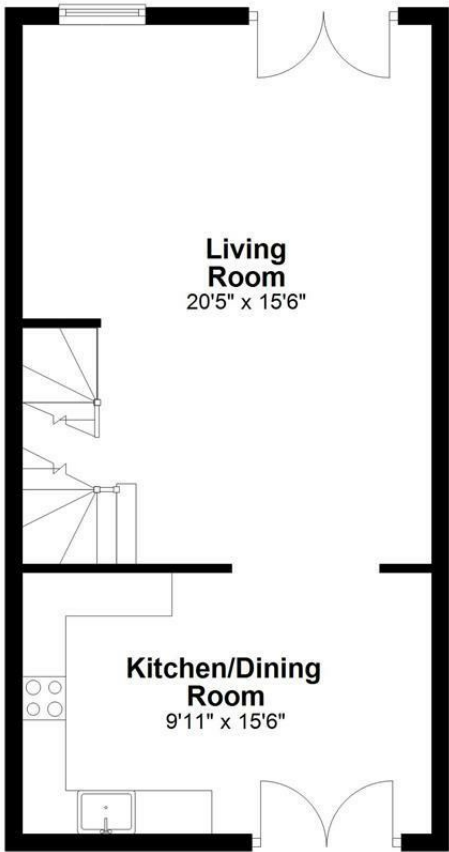


FLOOR PLANS ...

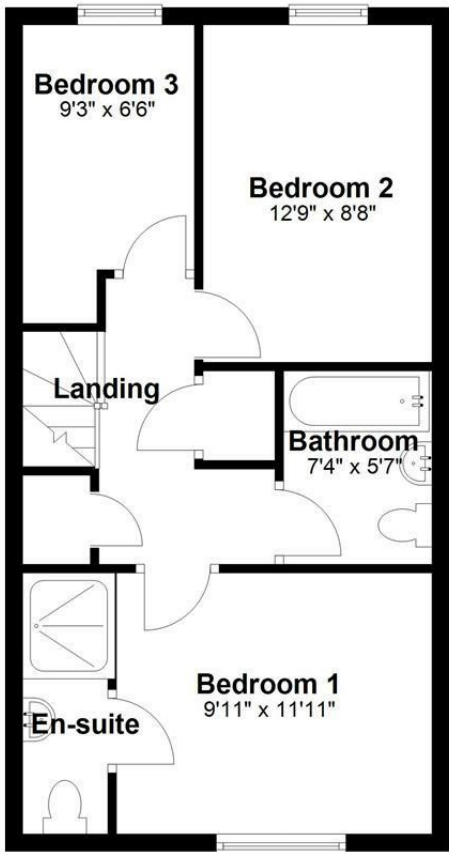
Ground Floor



First Floor



Second Floor

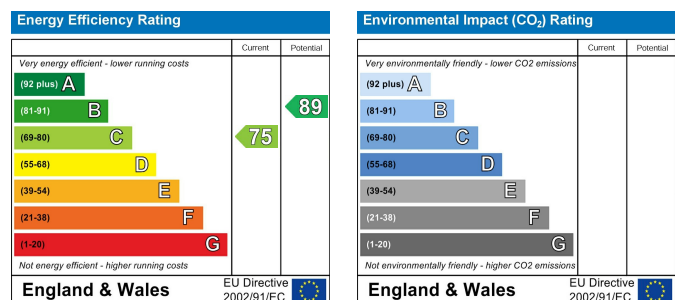


Total area: approx. 1398.8 sq. feet

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Old Potts Way. Proceed to the island, turning left. Proceed to the next island taking the second exit. Proceed to the next island taking the first exit onto Oswell Road, where the property will be found towards the end.

## 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: 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:



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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