



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**15 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FU**

**Offers in the Region  
of £275,000**

To view this property please call us on **01743 236 800** Ref: T7817/SL/lrd

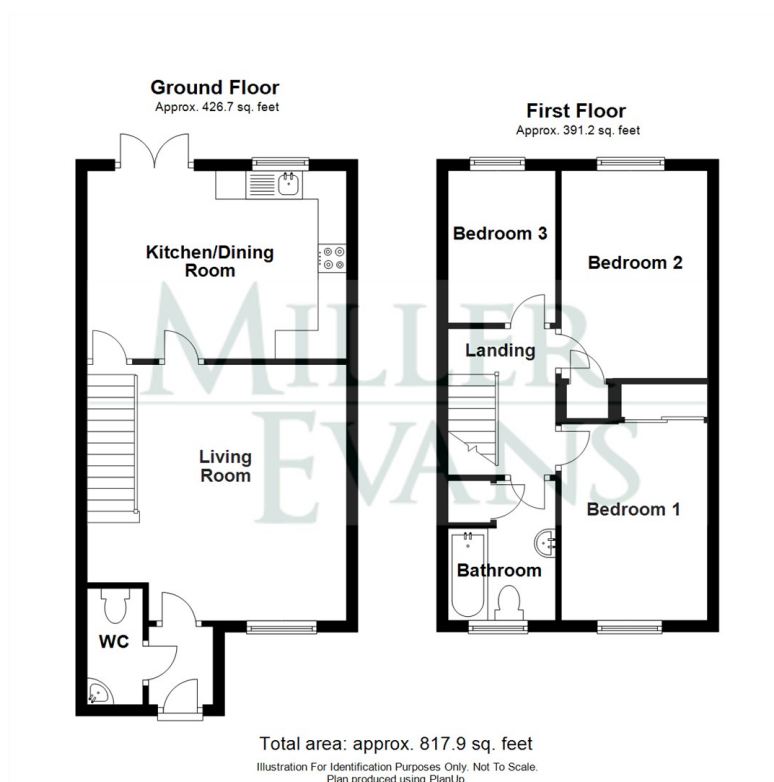
# A delightful and well maintained three bedroom semi-detached family home.

This attractive, well maintained three bedroom semi-detached home, provides well planned accommodation throughout, briefly comprising: entrance porch, wc, living room, kitchen/dining room; three bedrooms and family bathroom. Driveway suitable for two cars and a neatly kept rear garden with patio area. The property also benefits from gas fired central heating. NO UPWARD CHAIN.

The property is situated on this popular, residential development, "The Furlongs", located on the western fringe of Shrewsbury, well placed within easy reach of excellent amenities, including local shops, the Royal Shrewsbury Hospital and frequent bus service to the nearby town centre with its major shopping and transport facilities.



## FLOOR PLANS





---

## INSIDE THE PROPERTY

### ENTRANCE PORCH

#### WC

Low flush wc  
Corner wash hand basin

#### LIVING ROOM

14'10" x 15'0" (4.52m x 4.58m)  
A spacious room with window to the front

#### KITCHEN/DINING ROOM

10'11" x 15'0" (3.32m x 4.58m)  
Window to the rear  
Under stairs storage cupboard  
French doors opening onto the patio area and garden  
Kitchen with a range of matching wall and base units, hob and under counter oven

From the Living Room, STAIRCASE rises to FIRST FLOOR LANDING

#### BEDROOM 1

13'8" x 8'6" (4.17m x 2.58m)  
Window to the front  
Fitted wardrobe

#### BEDROOM 2

12'0" x 8'6" (3.67m x 2.58m)  
Window to the rear  
Storage cupboard

#### BEDROOM 3

8'10" x 6'3" (2.69m x 1.90m)  
Window to the rear

#### BATHROOM

Window to the front  
Storage cupboard  
Panelled bath  
Wash hand basin  
Low flush wc

## OUTSIDE THE PROPERTY

To the front, the property is approached over a spacious driveway, providing room for two cars.

To the rear, there is a spacious patio area, perfect for entertaining, an area predominantly laid to lawn and enclosed on all sides by wooden fencing.

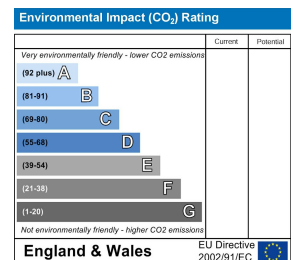
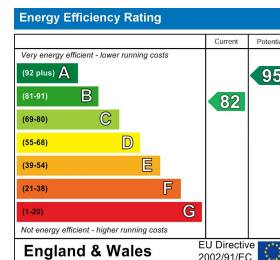


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island. Take the second exit onto The Mount. Continue to the traffic lights, turning right and then bearing left along the A458 Welshpool Road. At the first island, turn left into Somerby Drive. Continue and turn right into The Furlongs where 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  
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