



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

69 The Oval, Bicton, Shrewsbury, SY3 8ES

**Offers In Excess
Of £282,500**

To view this property please call us on **01743 236 800** Ref: T7933/SL/KQ

A well maintained and much loved, detached three bedroom dormer residence.

This three bedroom detached dormer bungalow provides well planned accommodation with rooms of pleasing dimensions. The accommodation benefits from oil fired central heating and double glazing.

The property has recently been installed with a brand new consumer unit and has a full electrical installation certificate.

The property is well placed in this popular village, which is conveniently situated some 2 miles west of the county town of Shrewsbury, where there are many fashionable bars and restaurants, the Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railway station. The property is also within easy travelling distance of the Royal Shrewsbury hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE / DINING ROOM

22'1" x 12'7" (6.73m x 3.84m)

Sliding doors to:

CONSERVATORY

KITCHEN

10'6" x 10'11" (3.20m x 3.32m)

Fitted with a range of matching wall and base units

Double doors to:

DINING ROOM

10'6" x 13'0" (3.20m x 3.96m)

BEDROOM 3

11'3" x 8'8" (3.43m x 2.65m)

BATHROOM

Corner panelled bath

Wash hand basin, wc



STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

13'9" x 12'10" (4.19m x 3.92m)

BEDROOM 2

13'10" x 12'8" (4.22m x 3.87m)

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE / STORE

GARAGE

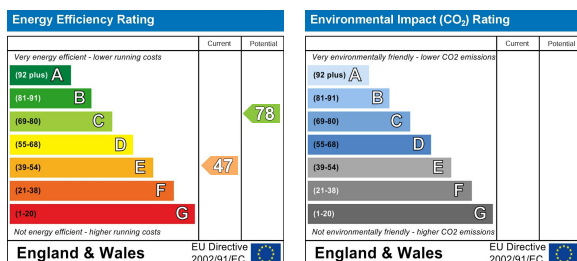
The property is approached over a driveway providing parking and leading to the garage, flanked by lawn area with mature hedges.

Enclosed rear garden laid to lawn with paved sun terrace and a wide variety of flowers and shrub beds and borders.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the Holyhead Road to Bicton. Proceed through the village and turn right into Bicton Lane and right into Church Lane. Follow the road round into The Oval and the property will be found on the right hand side.



SERVICES

We understand that mains water, electricity, drainage are connected. Oil-fired central heating.

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.

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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