



16 St. Andrews Road, Shrewsbury, SY3 6BH

Shrewsbury & Country House Sales

**MILLER  
EVANS**

## 16 St. Andrews Road, Shrewsbury, SY3 6BH

**£215,000**

Freehold

- Modern semi-detached house
- Two bedrooms and shower room
- Living room and breakfast kitchen
- Side lean-to
- Driveway providing parking
- Enclosed rear garden
- Popular and convenient location close to excellent amenities



A well appointed, modern, two bedroom semi-detached house providing well planned accommodation briefly comprising; entrance hall, living room, breakfast kitchen, lean-to, two bedrooms and shower room to the first floor. Driveway providing parking and enclosed rear garden.

The property occupies an enviable cul-de-sac position on this popular and sought after residential development, well placed within reach of excellent amenities including local shops, popular schools, recreational facilities and on a frequent bus service to the town centre, while also being well placed within reach of the by-pass with M54 link to the West Midlands.



**ENTRANCE HALL**

**LIVING ROOM**  
13'1" x 11'0"

**BREAKFAST KITCHEN**  
11'11" x 12'10"  
Fitted with a range of matching wall and base units  
Door to:

**LEAN-TO**  
Sliding doors to front and rear

**STAIRCASE** rising from the entrance hall to **FIRST FLOOR LANDING**

**BEDROOM 1**  
9'6" x 14'10"

**BEDROOM 2**  
9'5" x 8'4"

**SHOWER ROOM**  
Shower cubicle  
Wash hand basin, wc

**GARDENS**

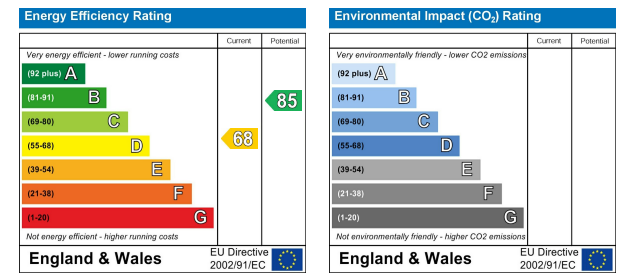
The property is approached over a driveway providing parking, flanked by lawned area with pathway to the reception.

Enclosed rear garden laid mainly to lawn with paved patio providing seating area.

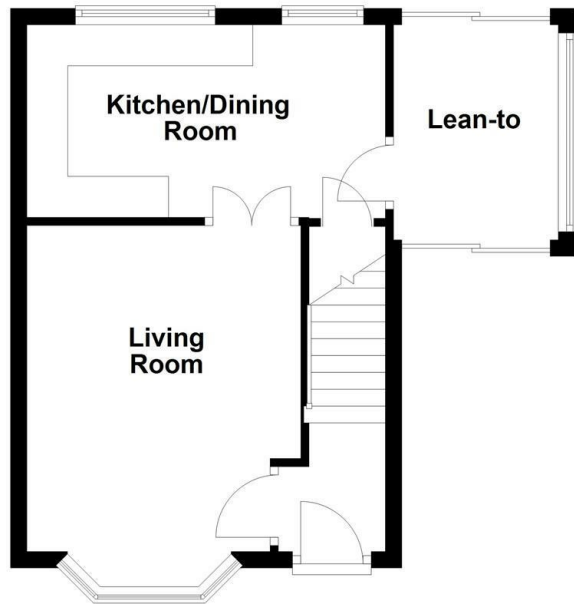


## HOW TO GET THERE

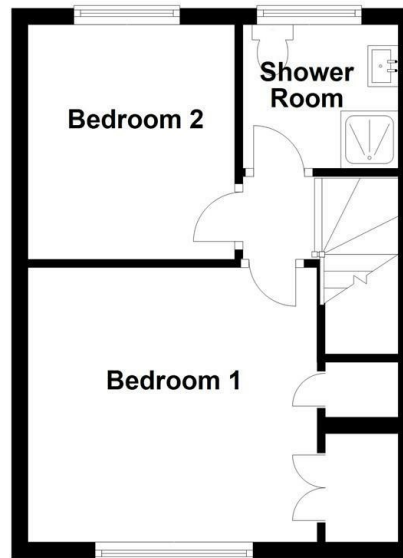
The property is best approached out of Shrewsbury along Radbrook Road. Continue to the second mini-island, turning left into Bank Farm Road. Continue for some distance, eventually turning left into St Andrews Road, where the property will be found at the end of the cul-de-sac.



Ground Floor



First Floor



Total area: approx. 673.2 sq. feet

## 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. Some images may have been enhanced. This property may be subject to additional management service charges.

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.

## 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 with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

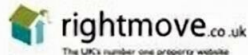
Council Tax Band : B

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND  
Tel : 01456 678 000

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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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