

11 Golden Arrow Court, Longden, Shrewsbury, SY5 8FA

Shrewsbury & Country House Sales

MILLER EVANS

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£300,000 Freehold

- Immaculately presented semi-detached house
- Three bedrooms, en suite and bathroom
- Living room, dining room, kitchen & cloakroom
- Garage and parking
- Enclosed garden enjoying open views to the rear
- Quiet cul-de-sac position





An immaculately presented, modern three bedroom semi-detached house, providing spacious accommodation throughout. Briefly comprising; entrance hall, living room, dining room, kitchen, cloakroom. master bedroom with en-suite shower room, two further bedrooms and family bathroom. Garage and parking. Enclosed rear garden enjoying open views to the rear. The property benefits from gas fired central heating with underfloor heating to the ground floor and double glazing.

The property occupies a pleasant position on this small and exclusive residential development, situated on the fringe of this popular village which has a range of good local amenities including schools, a village store/post office, public house and is also well placed for easy access to the Shrewsbury by-pass with M54 link to the West Midlands.









ENTRANCE HALL

LIVING ROOM
13'10" x 13'0"
Bay window to the front

DINING ROOM
9'8" x 7'7"
French doors to rear garden

KITCHEN
13'0" x 8'6"
Fitted with a range of matching wall and base units, built-in oven with hob and extractor hood
Door to side of property

CLOAKROOM
Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1
11'0" x 9'9"

EN SUITE SHOWER ROOM
Shower cubicle, wash hand basin, wc,,heated towel rail

BEDROOM 2
9'9" x 9'3"

BEDROOM 3
7'6" x 8'4"

FAMILY BATHROOM
Panelled bath with shower over and shower screen
Wash hand basin, wc

GARDENS & GROUNDS

SINGLE GARAGE
Personal door to garden

The property is approached over brick paved driveway providing parking and leading to the garage, flanked by additional parking area and lawn with shrub beds.
Enclosed REAR GARDEN laid to gravel and large paved patio for ease of maintenance. The garden is enclosed on all sides and enjoys open views to the rear over fields.

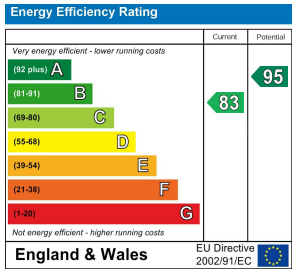
HOW TO GET THERE

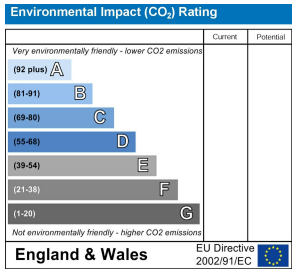
The property is best approached out of Shrewsbury on the A488 Longden Road, proceeding through Hook-A-Gate and Annscroft. On entering Longden turn left onto School Lane, then after a short distance left again onto Golden Arrow Court where the property will be found on the left hand side.

Floorplans

Floorplan







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.

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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 : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

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