



16 Millers Green, Castlefields, Shrewsbury, Shropshire, SY1 2UB

£280,000

Set in a great, private corner position, this spacious 2-bedroom detached bungalow is well located and within close walking distance of Shrewsbury town centre, train station and bus station and just 10 minutes downhill to beautiful riverside walks. The spacious accommodation includes Entrance Porch, Living/Dining Room, Kitchen, Conservatory, Utility, Separate WC, 2 Bedrooms, Shower Room, 2-car driveway and Garage. GCH, DG. Early Viewing Is Highly Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed composite entrance door.

Enclosed Porch

Lattice double glazed side window, entrance door.

Living/Dining Room 19' 9" max x 14' 10" min (6.02m x 4.52m) x 13' 9" max x 8' 10" min (4.19m x 2.69m)

Ornamental brick built fireplace with tiled hearth, 2 radiators, lattice double glazed oriel bow window to the front, further lattice double glazed front and side windows. Door to Inner Hall.

Kitchen 10' 0" x 8' 2" (3.05m x 2.49m)

Well fitted with an excellent range of contemporary units to 3 wall areas, laminated work tops, tiled splash backs, inset 1 1/2 corner sink unit, integrated appliances include electric oven with 4 ring hob and filter hood above, slim-line dishwasher and space for fridge/ freezer. Double radiator, double glazed lattice side window, door and double glazed window to Conservatory, door to Utility Room.

Victorian Style Conservatory 12' 4" max x 10' 3" max (3.76m x 3.12m)

uPVC double glazed construction with pitched poly carbonate roof, French doors open on to rear garden, further door to the garden, radiator, pattern tile flooring.

Utility Room 8' 2" x 4' 0" (2.49m x 1.22m)

Double glazed rear window, work surface and store cupboards. Space for washing machine and tumble dryer.

WC

Fitted with wash basin and WC, double glazed rear window.

Inner Hall

Loft access, double width built-in airing cupboard with Worcester gas central heating boiler, hanging rail and shelving.

Bedroom 1 12' 0" x 10' 3" (3.65m x 3.12m)

Fitted with an excellent range of bedroom furniture including wardrobes, drawers and bed side cabinets, double glazed lattice window to the front, radiator.

Bedroom 2 11' 2" x 8' 4" (3.40m x 2.54m)

Radiator, double glazed window overlooking rear garden.

Shower Room

Fitted with contemporary, white 3 piece suite including shower cubicle with sliding doors and electric shower unit, wash basin and WC, vanity surface with cupboards and drawer, tiled flooring, heated towel rail, double glazed rear window.

Outside

The property enjoys an enviable corner position. The front garden is approached over paved pathway with lawn with shrubs and trees set around. Driveway provides parking and access to Garage.

Brick Built Garage 17' 6" x 8' 8" (5.33m x 2.64m)

Up and over door, power and lighting, window and door to rear garden.

Rear Garden

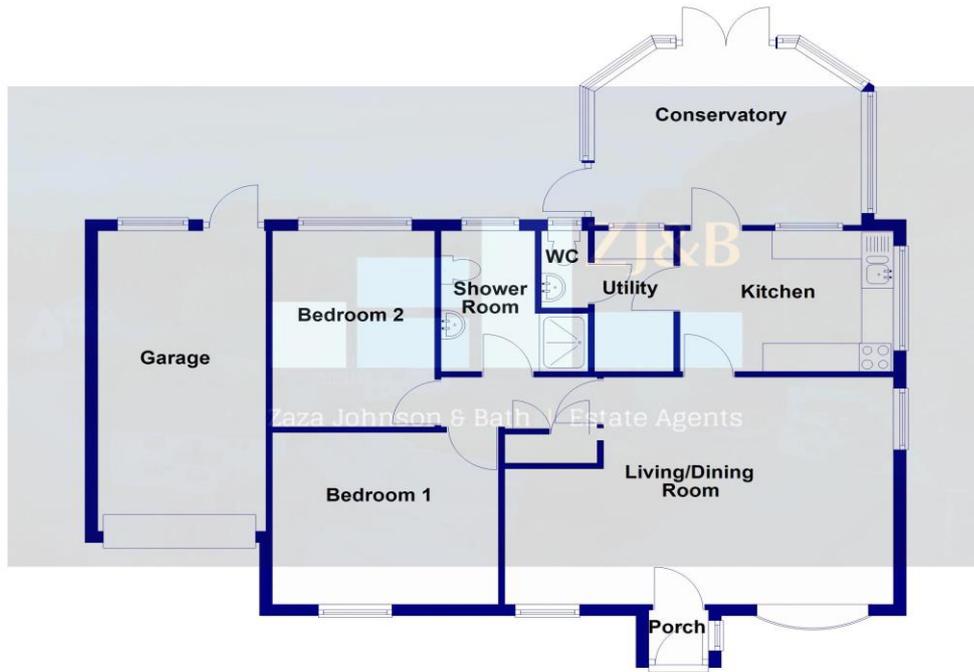
A private rear garden approached from the Conservatory onto a horseshoe shape brick patio which leads to a flagged patio. Central lawn and further large paved area along side and deep gravel border. The garden has a good selection of shrubs, aluminium frame greenhouse and enclosed by timber fencing, external light, cold water tap and water butt.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



16 Millers Green, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

16, Millers Green SHREWSBURY SY1 2UB	Energy rating D	Valid until: 8 November 2026
		Certificate number: 2888-7690-9306-6195

Property type Detached bungalow

Total floor area 64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-letting-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-letting-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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