



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**18 Erdington Close, Shawbury, Shrewsbury, SY4 4DQ**

**Offers In The Region  
Of £395,000**

To view this property please call us on **01743 236 800** Ref: C7732/WM/KQ

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# An immaculately presented, much improved, modern, two bedroom detached bungalow.

This spacious, detached bungalow has been much improved and extended to provide spacious accommodation briefly comprising; reception hall, spacious lounge/dining room, conservatory, breakfast kitchen, two double bedrooms and bathroom. Attached garage, parking. Good sized gardens to front side and rear, adjoining open fields to the side.

The property occupies a lovely end of cul-de-sac position on this small development on the fringe of the village of Shawbury, which has good local amenities including village shop and post office, public houses, church and a primary school. There is also a frequent bus service to Shrewsbury town centre. Shawbury is also well placed for access to Market Drayton, Newport, Telford and Wem.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Store cupboard  
Oak boarded floor

### LIVING ROOM / DINING ROOM

19'7" x 13'6" (5.97m x 4.11m)  
An impressive room windows to side and rear with Plantation shutter blinds  
Oak boarded floor  
Feature fire surround  
Double doors to:

### CONSERVATORY

11'2" x 12'7" (3.40m x 3.84m)  
Solid roof and tiled floor  
Windows with plantation style shutter blinds enjoying views over the garden  
French doors to rear garden

### KITCHEN

9'8" x 14'9" (2.95m x 4.50m)  
Newly fitted with a range of matching contemporary wall and base units  
Integrated dishwasher, four ring hob with extractor hood and oven and grill beneath  
Window with plantation shutter blinds to the rear  
Door to the side.

### BEDROOM 1

9'8" x 11'7" (2.95m x 3.53m)  
Built in wardrobe  
Window with fitted plantation shutter blinds

### BEDROOM 2

8'4" x 11'7" (2.54m x 3.53m)  
Window with plantation shutter blinds

### BATHROOM

Panelled bath with shower over  
Wash hand basin, wc  
Heated towel rail

## OUTSIDE THE PROPERTY

### GARAGE

10'8" x 17'3" (3.25m x 5.26m)  
Up and over door  
Power and lighting

The property is approached over a driveway providing ample parking and leading to the garage and reception area, flanked by lawn area with flower and shrub borders.

Side pedestrian gate leading to REAR GARDEN laid to extensive lawn with paved patio area providing ideal seating/entertaining space.

Please note: This property may be subject to additional management service charges.



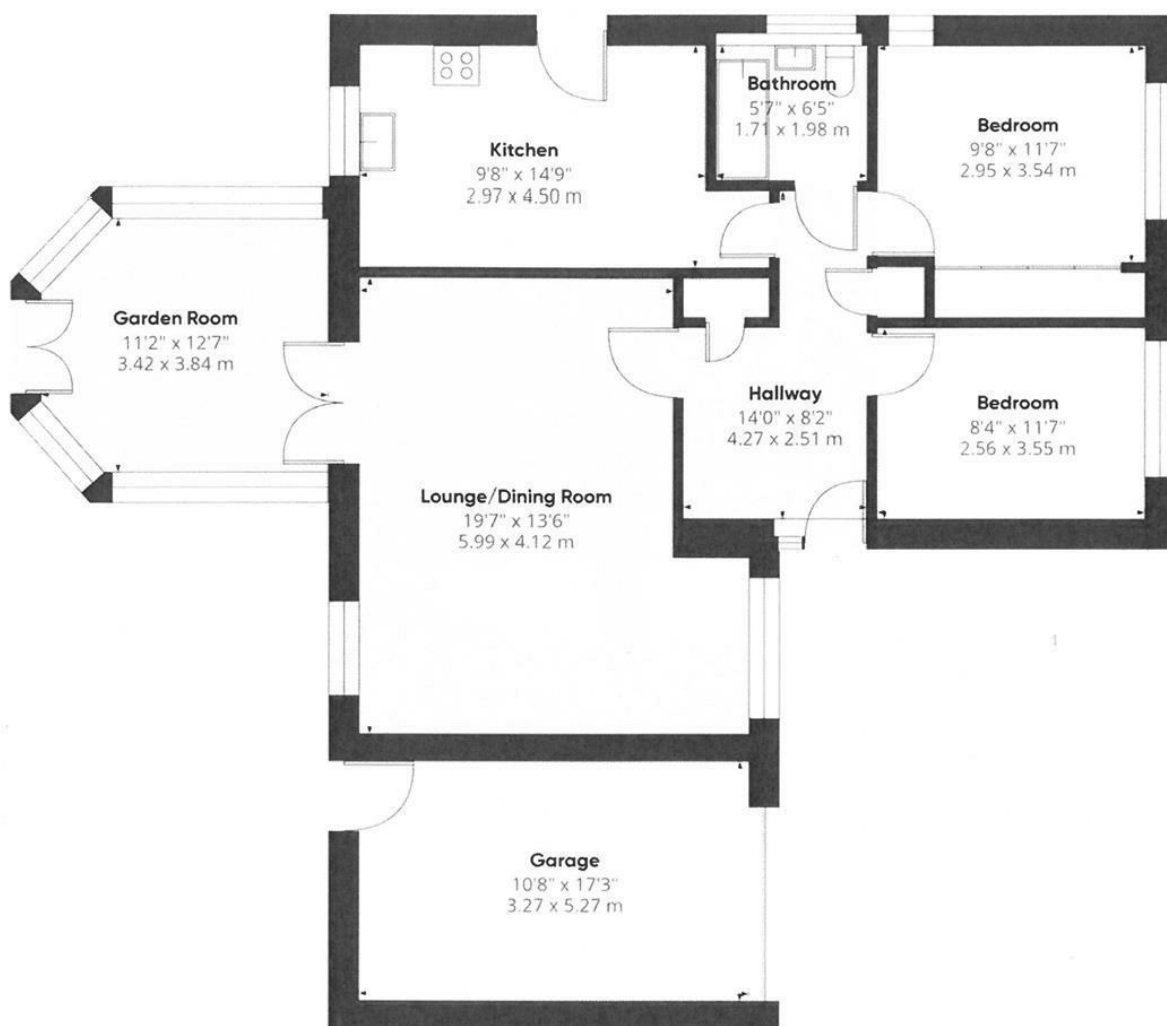






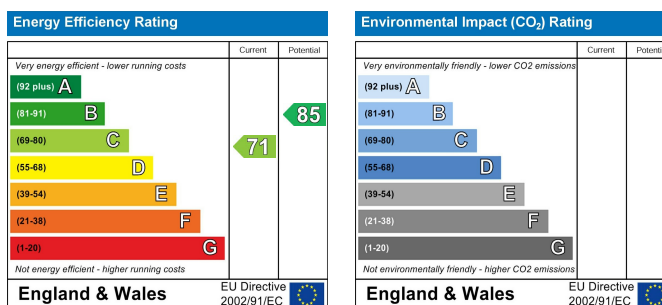
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## FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A53 to Shawbury. Turn left at the traffic lights into Wem Road. Continue for approximately 1/4 of a mile, before turning right into Bridgeway and left into Millbrook Drive. Follow the road round taking the second turn on the left into Erdington Close. The property will be found at the end of the cul-de-sac on the right hand side.



## 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



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