



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 Morville Road, Shrewsbury SY1 3ER

**Offers in the Region
of £240,000**

To view this property please call us on **01743 236 800** Ref: T8156/SL/MU

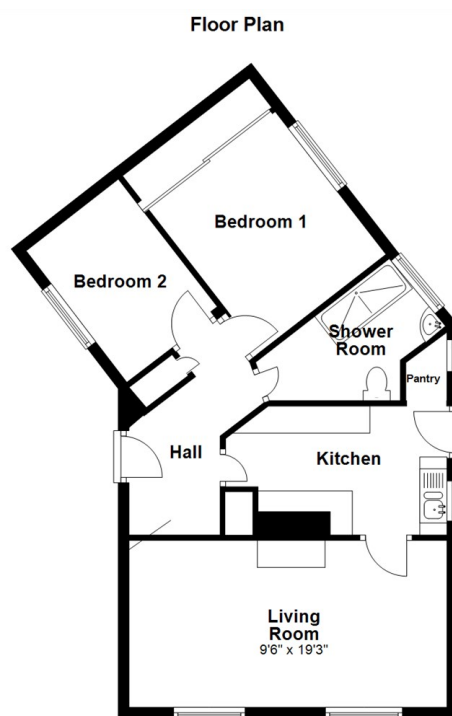
A neatly kept, well maintained, semi-detached 2 bedroomed bungalow, situated on a conveniently placed residential development.



A neatly kept, well maintained, semi-detached 2 bedroomed bungalow, situated on a conveniently placed residential development. The bungalow provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and has been much loved and well kept by the present owner to provide comfortable living accommodation. The bungalow benefits from full gas-fired central heating and double glazing.

The property is well placed on this popular and established residential development close to excellent amenities including local shops, schools, a bus service to the town centre and within easy reach of Shrewsbury by-pass with M54 Motorway link to the West Midlands.

FLOOR PLANS



Total area: approx. 649.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

With built in cloaks cupboard.

LIVING ROOM

9'6" x 19'3" (2.90m x 5.87m)

A pleasant room with window overlooking the garden and forecourt to the front.

KITCHEN

8'5" x 11'5" (2.57m x 3.49m)

Neatly appointed and fitted with a range of matching units.

BEDROOM 1

10'2" x 13'6" (3.10m x 4.11m)

Large built in wardrobe with sliding doors.

BEDROOM 2

12'4" x 11'9" (3.75m x 3.59m)

SHOWER ROOM

Neatly appointed with a large walk in shower

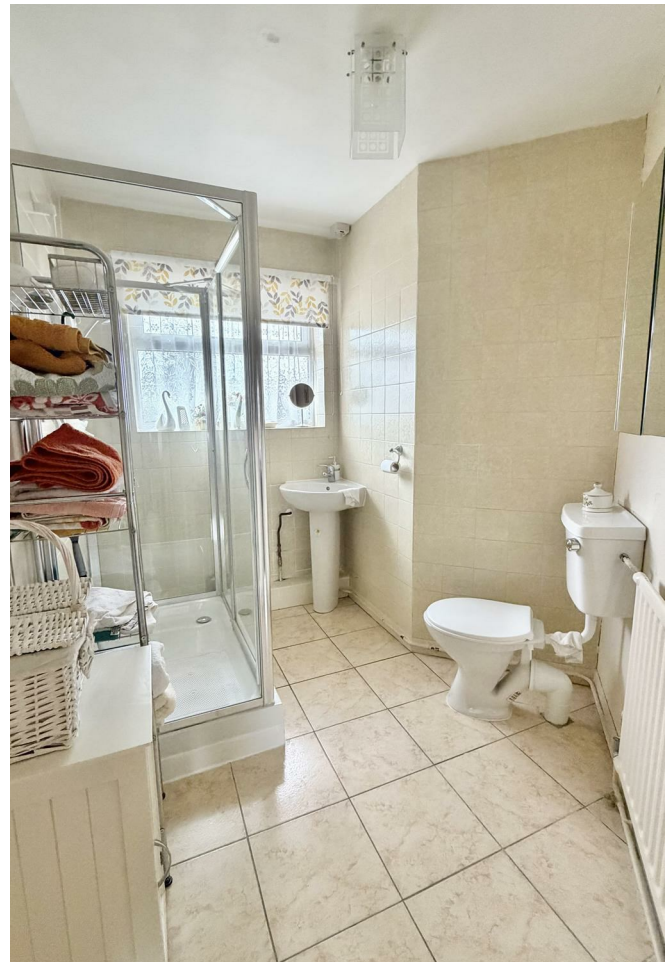
Hand basin

WC low type flush.

OUTSIDE THE PROPERTY

GARAGE

The property occupies an enviable corner plot with a generous GARDEN to the front which is laid predominantly to lawn and neatly kept. A driveway to the side provides ample parking and serves the garage together with the formal reception area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and St Michaels Street. Continue for a further distance eventually turning left into Mount Pleasant Road. Continue under the railway bridge to the traffic island and take the second exit and continue for a further distance along Mount Pleasant Road turning right into Morville Road, where the bungalow will be found after a short distance on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

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: B

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.

FIND OUR PROPERTIES ON:



The UK's number one property website

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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Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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. Images may have been enhanced.

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.