



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**52 Bromley Road, Bicton Heath, Shrewsbury, SY3 5AZ**

**£250,000 Guide  
Price**

To view this property please call us on **01743 236 800** Ref: T7692/WM/KQ

# A neatly kept and spacious three bedroom semi-detached house.

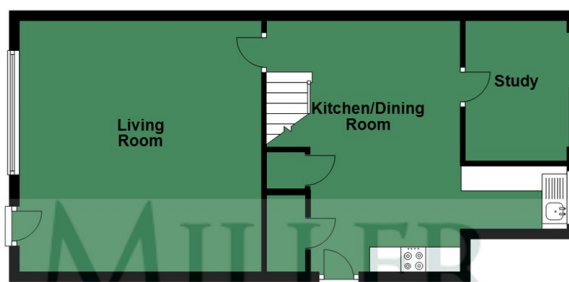
This neatly kept and spacious, three bedroom semi-detached house provides well planned accommodation briefly comprising; kitchen/dining room, living room, study, three bedrooms and bathroom. In need of updating. Single garage and parking. Neatly kept rear garden.

The property occupies a favoured position on this established residential development on the western fringe of Shrewsbury, close to local amenities including shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass and M54 motorway link.

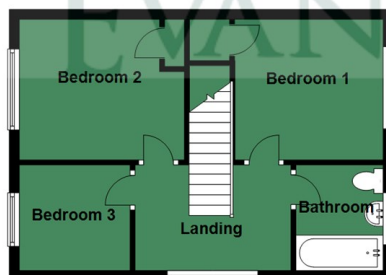


## FLOOR PLANS

**Ground Floor**  
Approx. 579.9 sq. feet



**First Floor**  
Approx. 398.5 sq. feet



Total area: approx. 978.4 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### KITCHEN / DINING ROOM

16'7" x 12'10" (5.06m x 3.90m)

### LIVING ROOM

16'7" x 16'0" (5.06m x 4.88m)

### STUDY

9'3" x 6'9" (2.83m x 2.05m)

Sliding doors to garden.

STAIRCASE rising from dining area to FIRST FLOOR LANDING

### BEDROOM 1

9'3" x 9'9" (2.83m x 2.98m)

### BEDROOM 2

9'3" x 10'11" (2.83m x 3.32m)

### BEDROOM 3

7'0" x 7'4" (2.13m x 2.23m)

## BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

The property is approached over a concrete driveway providing parking and access to the garage.

Enclosed REAR GARDEN laid to lawn with paved patio and circular decked area with shrub beds and borders.

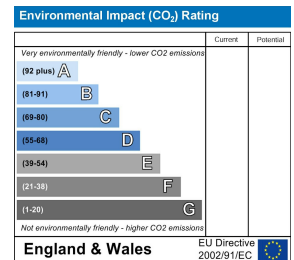
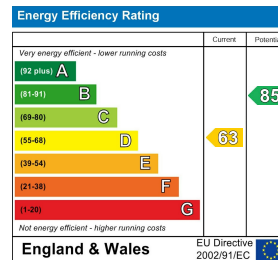


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 (Welshpool Road) and after some distance, turn left into Gains Park Way. Turn left into Gains Avenue, continue and eventually turn right into Coach Road. Continue into Bromley Road, where the property will be found on the right 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: 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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