MILLER EVANS

SHREWSBURY'S ESTATE AGENT

19 Richmond Drive, Shrewsbury, SY3 8TN

Offers in the Region Of £350,000

To view this property please call us on **01743 236 800** Ref: T8129/WM/lrd

A neatly kept, well appointed 3 bedroomed, semi-detached family house.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is neatly presented benefiting from gas-fired central heating and double glazing. The accommodation briefly comprises: entrance hall, living room, dining room, garden room, kitchen, three bedrooms and shower room with separate wc. Parking and garage and enclosed rear garden with terraced patio area.

Situated in this popular residential area and well placed within easy walking distance of excellent amenities including local shops, parks, popular schools, the Royal Shrewsbury Hospital. Also walking distance to the town centre and close to the Shrewsbury by-pass with M54 link to the West Midlands.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM
12'5" x 13'2" (3.79m x 4.02m)
Bay window to the front
Fireplace

DINING ROOM
9'6" x 9'0" (2.89m x 2.74m)

KITCHEN
6'7" x 10'4" (2.00m x 3.16m)
Window to to the rear
Fitted with a range of matching wall and base units

GARDEN ROOM
Bi-fold doors opening onto the rear garden

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
11'10" x 11'6" (3.60m x 3.51m)
Window to the front

BEDROOM 2
10'1" x 11'6" (3.08m x 3.51m)
Window to the rear

BEDROOM 3
6'9" x 7'10" (2.06m x 2.39m)
Window to the front

SHOWER ROOM
Window to the rear
Large walk in shower cubicle
Wash hand basin with vanity cupboard under

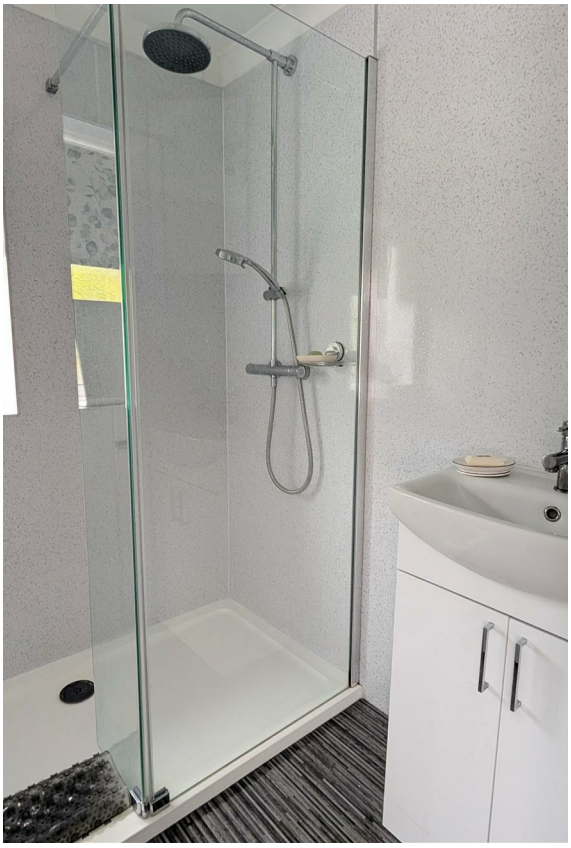
SEPARATE WC

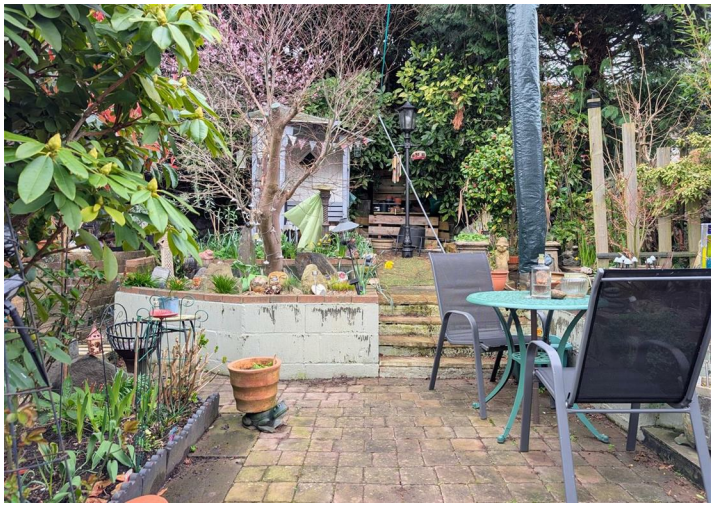
OUTSIDE THE PROPERTY

GARAGE

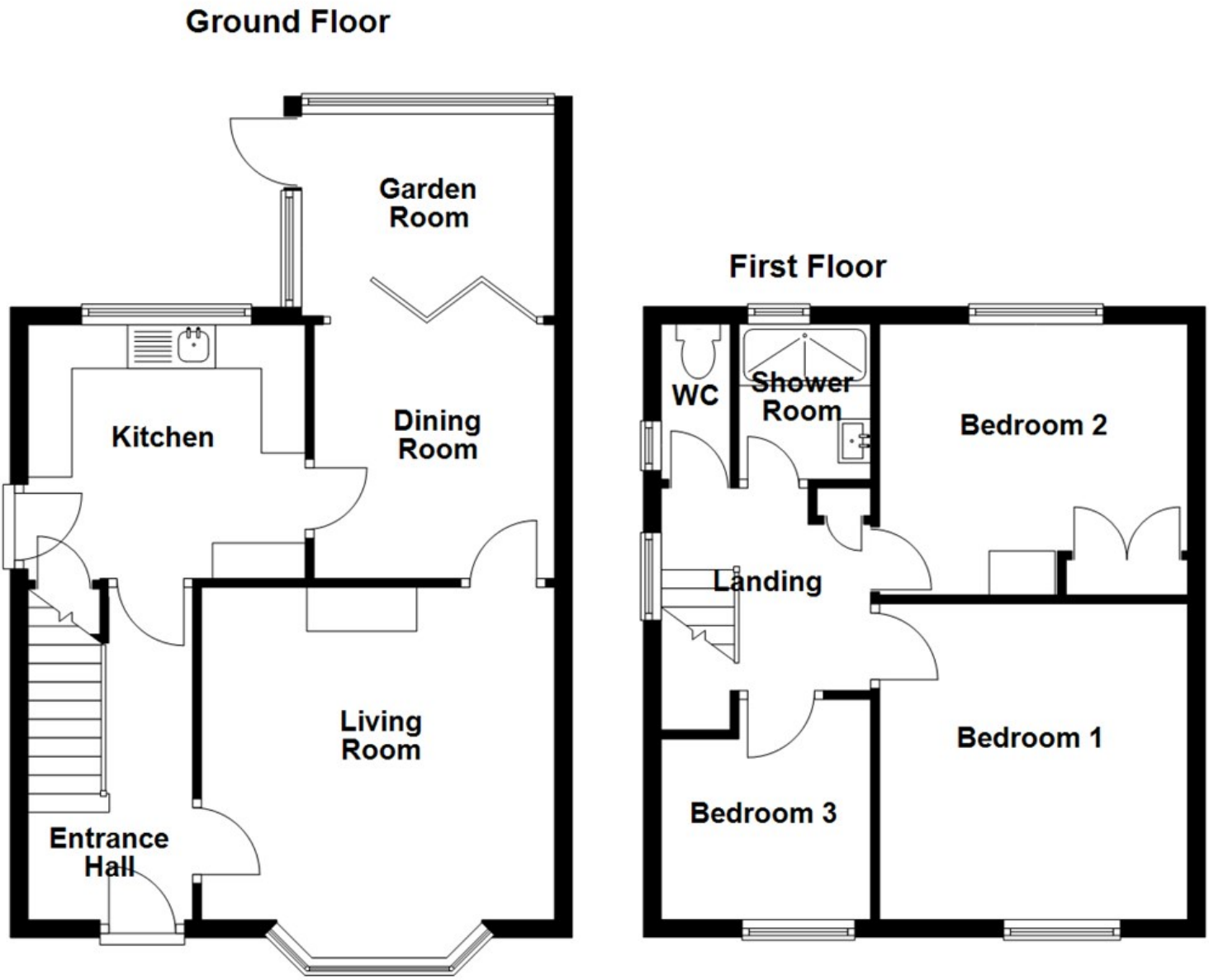
To the front the property is set back from the road by an ornamental wall and low metal gates, with a paved driveway providing parking, and serving the formal reception area and garage.

To the rear, there is an enclosed, terraced garden and patio area.





FLOOR PLANS ...

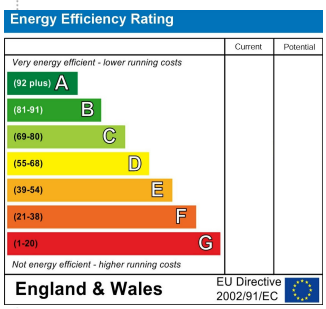


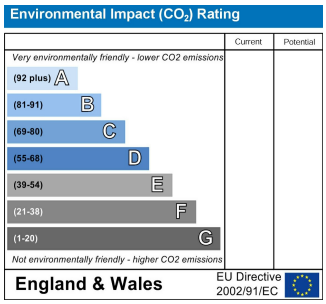
Total area: approx. 953.2 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, over the Welsh Bridge to the Frankwell Island, taking the second exit onto The Mount, continue along The Mount for some distance, eventually turning left into Richmond Drive, proceed for a further distance and the property will be found, set back on the left 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.

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