



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Thorns Grove, Bicton Heath, Shrewsbury, SY3 5BY

£199,999 Region

To view this property please call us on **01743 236 800** Ref: T8006/SL/KQ

A neatly kept and well appointed, modern, two bedroom semi-detached bungalow, situated in a quiet cul-de-sac position.

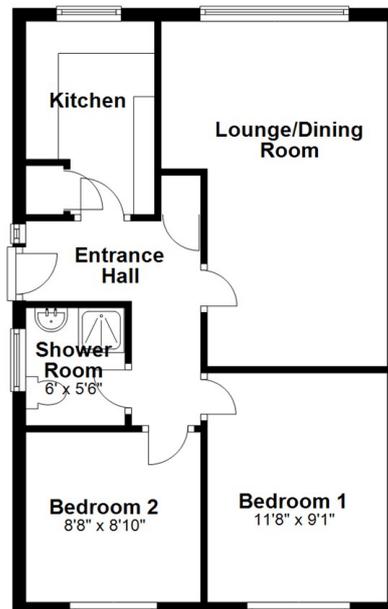
This two bedroom semi-detached bungalow provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The accommodation benefits from gas fired central heating and double glazing.

The property is situated in a quiet cul-de-sac position on the fringe of this popular residential development, close to local shops, popular schools and a frequent bus service to the nearby town centre. The property is also within reach of the Shrewsbury by-pass with access onto the M54 motorway link to the West Midlands.



FLOOR PLANS

Floor Plan



Total area: approx. 542.1 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

L SHAPED LIVING ROOM / DINING ROOM

17'7" x 9'1" (5.35m x 2.77m)

A pleasant room with window overlooking the front

KITCHEN

9'10" x 6'6" (3.00m x 1.98m)

Neatly appointed and fitted with a range of matching modern units

BEDROOM 1

11'8" x 9'1" (3.56m x 2.77m)

Window to the rear

BEDROOM 2

8'8" x 8'10" (2.64m x 2.69m)

Window to the rear

SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is set back from the road by a generous gravelled forecourt and approached over a tarmacadam drive providing ample parking and serving the reception area.

There is a particularly good sized REAR GARDEN which is easily maintained and laid to gravel with a paved patio area. The whole being well enclosed by closely boarded wooden fencing.

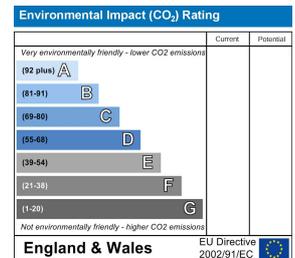
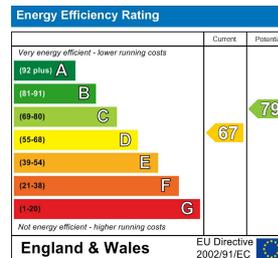


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A458 Welshpool Road. After some distance, turn left into Gain Park Way. Take the first left into Gains Avenue and first left into Thorns Grove.



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.

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



www.millerevans.co.uk | homes@millerevans.co.uk

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

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones