



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

40 Corndon Crescent, Shrewsbury, SY1 4LF

**Offers in the Region of
£205,000**

To view this property please call us on **01743 236 800** Ref: T8067/WM/KQ

An attractive and well presented, two bedroom, semi-detached house.

This two bedroom semi-detached home offers well presented accommodation briefly comprising; entrance hall, living room, kitchen/dining room, rear lobby, two bedrooms and bathroom. Ample parking and large enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated in this popular and convenient residential development, on the northern outskirts of Shrewsbury being well placed for easy access to excellent local amenities, including; good schools, supermarkets and on a frequent bus service to the town centre.

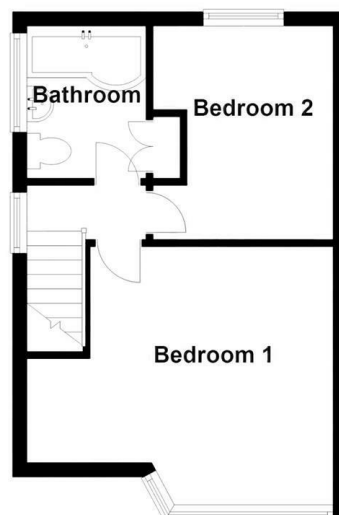


FLOOR PLANS

Ground Floor



First Floor



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'1" x 11'2" (3.99m x 3.40m)

Window to the front

Inset log burner with wooden mantel over

KITCHEN / DINING ROOM

14'2" x 8'7" (4.32m x 2.62m)

Fitted with a range of matching wall and base units

Inset double oven and hob

Understairs store cupboard

Opening to:

REAR LOBBY

Plumbing for washing machine

Door to garden

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING with access to roof space.

BEDROOM 1

12'0" x 11'3" (3.66m x 3.43m)

Bay window to the front



BEDROOM 2

9'10" x 8'3" (3.00m x 2.51m)

BATHROOM

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached through double wrought iron entrance gates onto a tarmacadam driveway and further gravelled area providing parking. The driveway continues to the side of the property providing further parking.

Long enclosed REAR GARDEN mainly laid to lawn with gravelled area and rockery feature with pond and two paved pathways. Garden store shed.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ditherington Road to the Heathgates Island. Take the second exit onto Sundorne Road. Proceed along Sundorne Road, turning left into Corndon Road and left again at the T Junction, into Corndon Crescent. Follow the road for a short distance, where the property will eventually be found.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	87
	70
England & Wales EU Directive 2002/91/EC	

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



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. Some 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.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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