



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

25 Leamore Crescent, Shrewsbury, SY3 7QB

**Offers in the Region of
£257,000**

To view this property please call us on **01743 236 800** Ref: T8087/WM/KQ

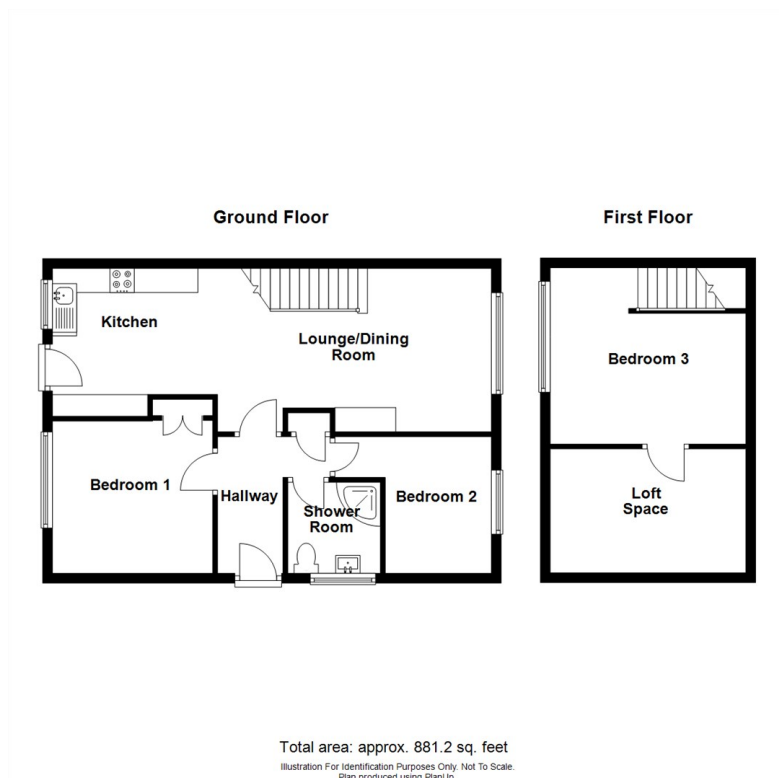
A well appointed and much improved three bedroom semi-detached bungalow residence.

This deceptively spacious three bedroom semi-detached bungalow residence has been much improved to provide comfortable accommodation briefly comprising; entrance hall, lounge/dining room, kitchen, two bedrooms and shower room, further bedroom and large 'walk-in' eaves storage to the first floor. Garage and parking. Enclosed low maintenance rear garden. The property also benefits from gas fired central heating and double glazing.

The property is situated in this popular and favoured residential area, well placed within reach of the nearby town centre, excellent amenities, popular schools and the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Store cupboard.

LOUNGE / DINING ROOM

11'0" x 18'6" (3.36m x 5.63m)

Wall mounted electric fire

KITCHEN

10'0" x 10'10" (3.04m x 3.30m)

Recently re-fitted with a range of matching wall and base units

Integrated oven with four ring hob and cooker hood over

Integrated slim-line dishwasher, fridge freezer

Door to rear garden

BEDROOM 1

10'3" x 10'10" (3.13m x 3.30m)

Built in wardrobe

BEDROOM 2

9'3" x 7'2" (2.81m x 2.18m)



SHOWER ROOM

Recently re-fitted with corner shower cubicle

Wash hand basin, wc

Heated towel rail

STAIRCASE rising from the living room to:

BEDROOM 3

6'7" x 13'3" (2.00m x 4.03m)

WALK IN LOFT SPACE

8'4" x 13'3" (2.55m x 4.03m)

Ideal storage space and housing central heating boiler.

OUTSIDE THE PROPERTY

GARAGE

The property is approached over driveway providing parking and leading to the garage, paved forecourt providing further parking with raised flower and shrub bed.

Enclosed REAR GARDEN laid to Indian sandstone paving for ease of maintenance, with pathway flanked by gravelled areas with shrub beds and borders. The garden is enclosed on all side by fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and around the gyratory system into Old Potts Way. Continue to the next traffic island and take the 3rd exit into Pritchard Way, continue along Pritchard Way to the next traffic island taking the 3rd exit into Sutton Lane, first right into Adams Ridge. Continue into Bromfield Drive and Grove Road, turn left into Leamore Crescent and the property will be found.



Energy Efficiency Rating	
Current	Potential
	86
	67
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
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: 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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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