MILLER EVANS

SHREWSBURY'S ESTATE AGENT

3 Newham Way, Shrewsbury, SY3 6BQ

Offers in the Region of £225,000

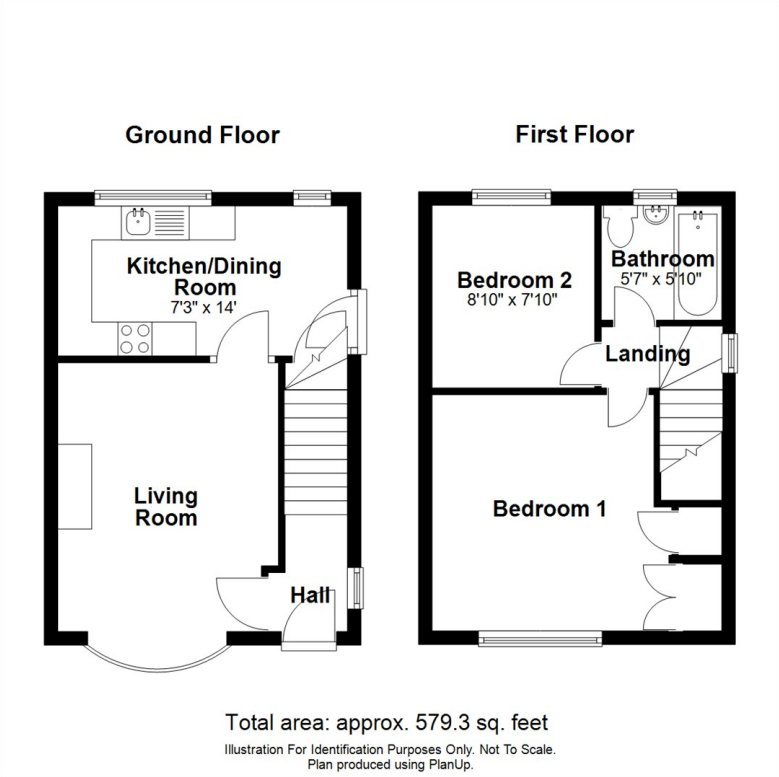
To view this property please call us on **01743 236 800** Ref: T8069/SL/KQ

A particularly neatly kept and well maintained, modern, two bedroom semi-detached house.

This well appointed semi-detached two bedroom house occupies an enviable position in this popular residential development in a well connected location, ideal for professionals and downsizers, seeking a move-in ready property. This two bedroom semi-detached house provides well planned and well proportioned accommodation and is neatly kept and well maintained throughout. The property benefits from gas fired central heating and double glazing. The property has recently been repainted and recarpeted throughout. NO CHAIN.

The property is located on the fringe of this much sought after residential development being close to local countryside, conveniently placed within easy reach of local shops, schools, recreational facilities, the Royal Shrewsbury hospital, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM
6'7" x 9'10" (2.00m x 3.00m)
A pleasant room with bow window overlooking the front
Natural brick feature fireplace

KITCHEN / DINING ROOM
7'3" x 14'0" (2.21m x 4.27m)
Neatly appointed and fitted with a range of modern units
Built in understairs store cupboard

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1
6'7" x 10'9" (2.00m x 3.27m)
Double door built in wardrobe
Single door built in storage cupboard/airing cupboard.

BEDROOM 2
8'10" x 7'10" (2.69m x 2.39m)

BATHROOM
Modern white suite with panelled bath with shower over
Wash hand basin, wc

OUTSIDE THE PROPERTY

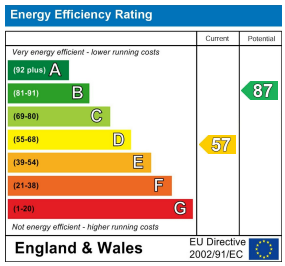
There is a pleasant open-plan forecourt to the front with formal steps serving the reception area.

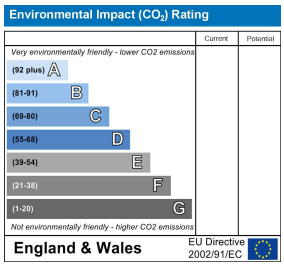
To the rear is a good sized and enclosed garden, with a paved patio area, lawn and established shrubs and trees. The garden is enclosed on all sides with gateway access to the rear leading to the allocated parking space.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Radbrook Road. Proceed to the second traffic island and turn left into Bank Farm Road. Continue for some distance, turning right into St Antonys Road. Proceed to the end of St Antonys Road where you will see a sign ahead indicating Newham Way. Turn left along the footpath and the property will be found on the left 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: 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.

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Tel: 01743 236800

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4 The Square,
Church Stretton SY6 6DA
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