



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Bramley Close, Shrewsbury SY1 2TP

£237,500 Offers

To view this property please call us on **01743 236 800** Ref: T7765/WM/MU

A modern and recently renovated, 3 bedoomed family house.

This modern and recently renovated, 3 bedoomed family house provides rooms of pleasing dimensions and briefly comprises : porch, dining area, lounge, kitchen, 3 bedrooms, main family bathroom, single garage, spacious driveway providing ample parking and a spacious rear garden.

The property is pleasantly situated within this popular residential area, close to the town centre with useful road links, schools and within walking distance of excellent amenities. It is situated less than a 10 minute walk from the River Severn providing beautiful riverside walks.



INSIDE THE PROPERTY

PORCH

Window to the side
Storage cupboard.

DINING AREA

8'11" x 9'7" (2.72m x 2.92m)
Window to the fore
Open plan living to the lounge

LOUNGE

18'3" x 9'11" (5.56m x 3.02m)
Window to the fore
French doors leading to the patio area

KITCHEN

8'11" x 9'7" (2.72m x 2.74m;2.13m)
Fitted with a brand new range of matching wall and base units, sink with mixer tap and window to the rear.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

9'10" x 14'7" (3.00m x 4.45m)
Window to the fore

BEDROOM 2

8'3" x 13'1" (2.51m x 3.99m)
Window to the rear.

BEDROOM 3

Storage cupboard
Window to the fore.

BATHROOM

Panelled bath
Low flush WC
Wash hand basin
Access to the boiler
Window to the rear.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a concrete driveway providing ample parking with an area predominantly laid to lawn. Access to the single GARAGE.

REAR GARDEN with a stoned area perfect for outdoor entertaining. Spacious area predominantly laid to lawn with floral and shrubbery borders. Enclosed on all sides by wooden fencing.





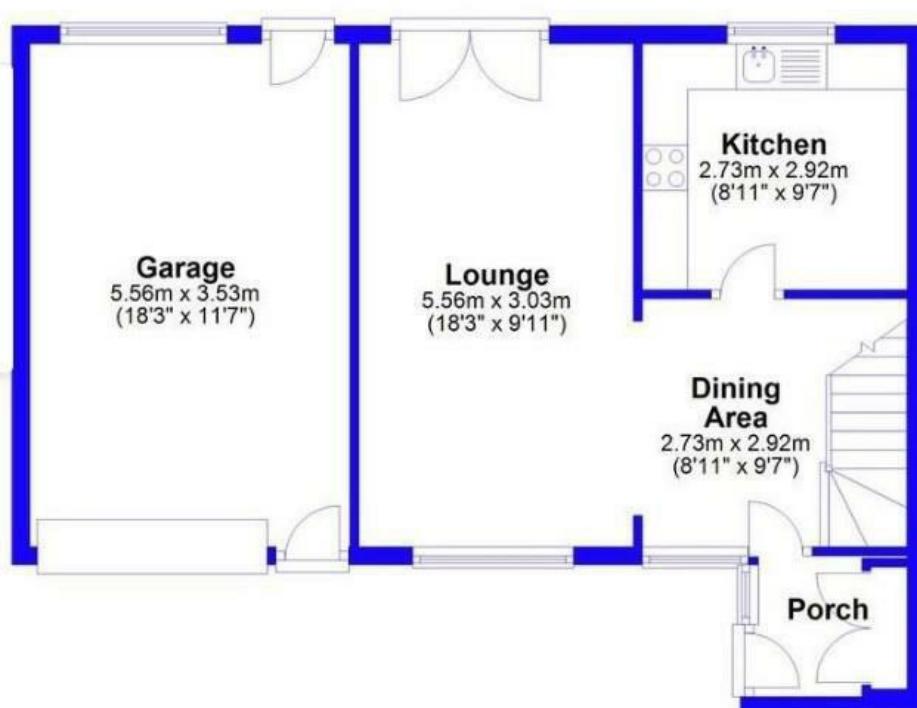




FLOOR PLANS ...

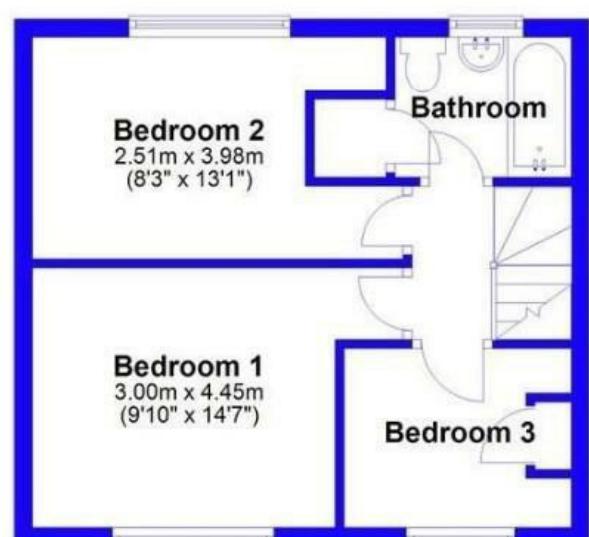
Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



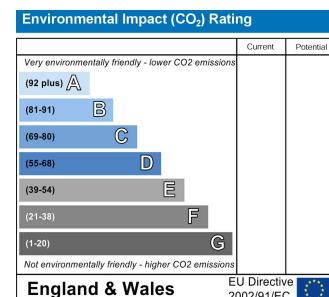
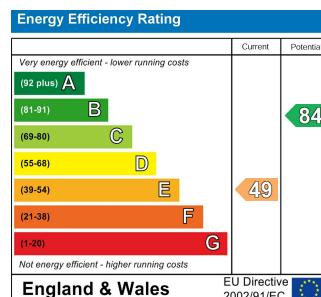
Total area: approx. 89.5 sq. metres (963.2 sq. feet)

Not to Scale
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury town centre take the Castle Foregate Road and proceed to the roundabout turning right onto Sultan Road, turning left onto New Park Road, proceed and turn right onto Avondale Road, next left onto Regents Drive. Proceed and turn right onto Tilbrook Drive, then left onto Bramley Close where 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

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