



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**10 Caradoc Crescent, Belvidere, Shrewsbury SY2 5RG £195,000 Region**

To view this property please call us on **01743 236 800** Ref: T7883/SL/MU

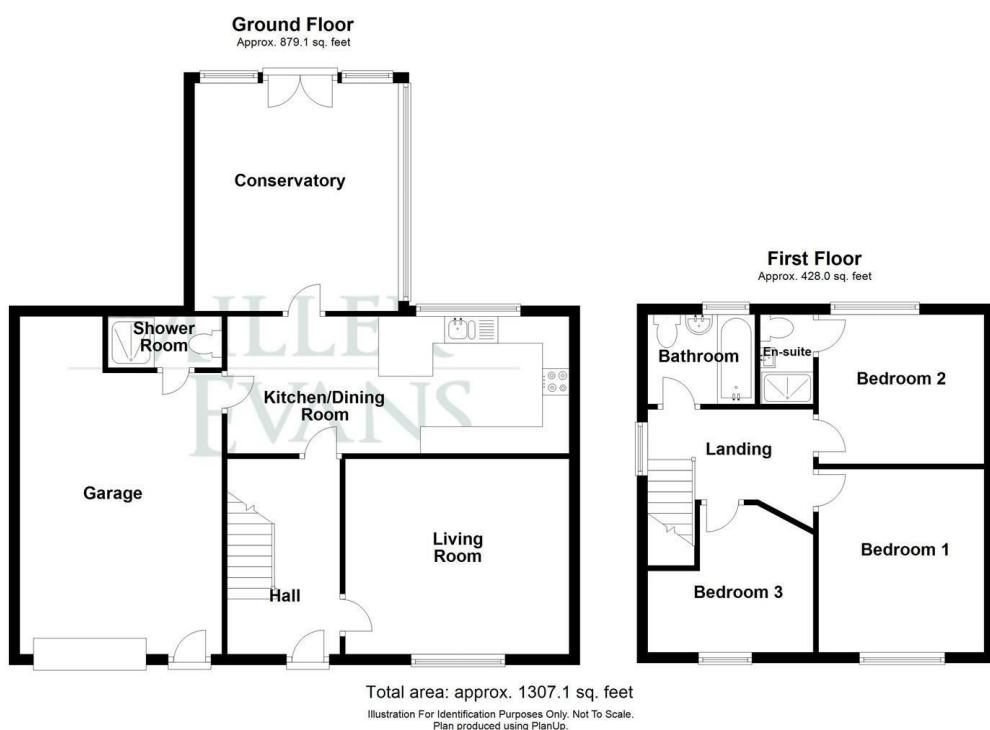
# A particularly well appointed and much improved, spacious, 3 bedrooned, semi-detached family house situated in a cul-de-sac position.

The property has been greatly improved and is presented throughout to an exacting standard. Applicants should note that the property is non-traditional construction and as such we recommend arranging suitable finance before viewing. (Our own recommended Mortgage Advisors are able to help). The property benefits from full gas-fired central heating and double glazing. On the ground floor there is a spacious entrance hall with a good sized lounge, a spacious and well appointed kitchen fitted with a range of modern high gloss units with dining area, conservatory. From the dining area a door allows access to the garage with ground floor shower room/cloakroom. On the first floor there are 3 spacious bedrooms, one of which boasts and en suite shower room. There is a further family bathroom with a modern white suite. Outside : large garage, parking space together with a generous forecourt. To the rear there is a good sized garden with a paved patio area. The whole enclosed and capable of an attractive layout.

Situated in a pleasant cul-de-sac position in this popular residential area, close to highly regarded schools, a bus service to the nearby town centre and within easy reach of the Shrewsbury by-pass which allows easy access onto the M54 motorway link to the West Midlands.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### HALL

### LIVING ROOM

12'0" x 13'9" (3.66m x 4.19m)

### KITCHEN/DINING ROOM

8'5" x 21'0" (2.57m x 6.40m)

### CONSERVATORY

Two windows to rear, window to side, double door, door to:

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

### BEDROOM 1

11'3" x 10'2" (3.43m x 3.10m)

### BEDROOM 2

9'2" x 10'2" (2.79m x 3.10m)

### EN SUITE SHOWER ROOM



### BEDROOM 3

5'0" x 10'2" (1.52m x 3.10m)

### BATHROOM

### OUTSIDE THE PROPERTY

### SHOWER ROOM

### GARAGE

Up and over door, door to:

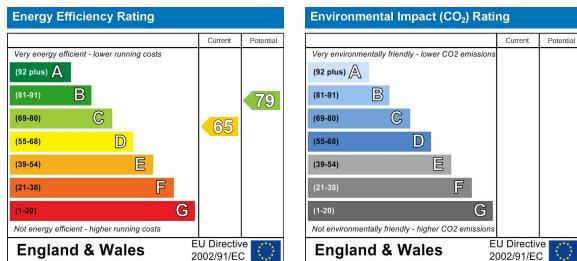
TO THE FRONT is a large garage and parking space together with a generous forecourt.

TO THE REAR there is a good sized garden with a paved patio area. The whole enclosed and capable of an attractive layout.



# 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 Reabrook roundabout taking the first exit into Bage Way. Continue to the next Crowmere Road roundabout and take the third exit into Crowmere Road, turn right into Belvidere Road and left into Caradoc Crescent.



## 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

Council Tax Band A

## LOCAL AUTHORITIES

Shropshire Council

Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

Tel: 0345 678 9000

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

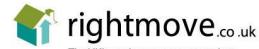
## IMPORTANT NOTICE

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.

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4 The Square,  
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