



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Cornelia Crescent, Belvedere, Shrewsbury SY2 5LZ

£269,500 Region

To view this property please call us on **01743 236 800** Ref: T6880/SF/MU

A detached, 2 bedroomed dormer bungalow in need of some modernisation.

This 2 bedroomed, detached dormer bungalow provides well planned and well proportioned accommodation throughout which may benefit from some improvements and modernisation.

The property is situated in a quiet cul-de-sac location in this popular and sought after residential area, well placed within easy reach of the nearby town centre and the Shrewsbury bypass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

10'3" x 6'0" (3.12m x 1.83m)

LOUNGE

10'9" x 14'2" (3.28m x 4.32m)

Leading through to :

STUDY

7'9" x 7'1" (2.36m x 2.15m)

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

Comprising panelled bath with shower over wc low type flush

Pedestal wash hand basin.

DINING ROOM

10'0" x 9'0" (3.05m x 2.74m)

With built in storage cupboard.

KITCHEN

8'4" x 8'7" (2.54m x 2.62m)

Fitted with a range of matching units with gas hob.

CONSERVATORY

15'5" x 8'3" (4.70m x 2.51m)

PORCH

9'0" x 2'7" (2.74m x 0.79m)

Accessed from the kitchen.

11'0" x 6'6" (3.36m x 1.98m)

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

BEDROOM 1

13'1" x 10'6" (3.99m x 3.20m)

Eaves storage.

BEDROOM 2

11'0" x 9'0" (3.35m x 2.74m)

Eaves storage.

BATHROOM

4'9" x 5'8" (1.45m x 1.73m)

Panelled bath

Pedestal wash hand basin

wc low type flush

OUTSIDE THE PROPERTY

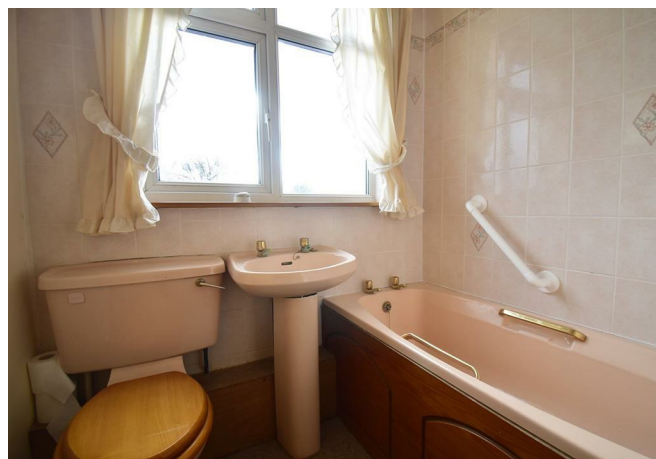
GARAGE

16'0" x 8'0" (4.88m x 2.44m)

Up and over door.

TO THE FRONT the property is approached over a tarmacadam driveway serving the formal reception area, flanked by gravelled forecourt with shrubbery borders.

Further parking area to the side leading to the garage. To the rear there is a large paved patio area leading to a large well stocked REAR GARDEN mainly laid to lawn flanked by shrubbery and floral borders. The whole enclosed by closely boarded wooden fencing.

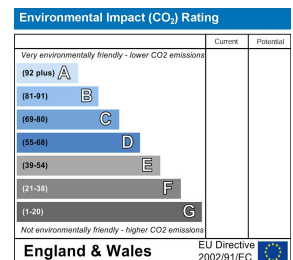
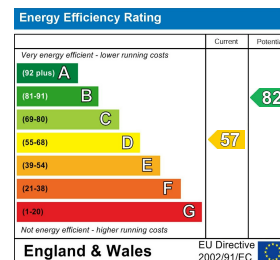


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and continue along Abbey Foregate to The Column island taking the first exit into Preston Street, after a short distance turn left into Belvidere Avenue, right into Belvidere Road, left into Frensham Road and right into Cornelia Crescent where the property will be found on the right 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

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:



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4 Barker Street, Shrewsbury SY1 1QJ

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Lettings and Property Management

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