



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

171 Conway Drive, Shrewsbury, SY2 5UF

£315,000 Region

To view this property please call us on **01743 236 800** Ref: T7805/WM/KQ

An immaculately presented, extended, four bedroom semi-detached family home.

This immaculately presented four bedroom semi-detached house has been extended to provide comfortable family accommodation briefly comprising; entrance hall, living room, kitchen/dining room, extending into family room with bi-fold doors to rear garden, four bedrooms and bathroom. Garage, ample parking. Neatly kept enclosed rear garden. The property benefits from gas fired central heating with Hive system, double glazing, Nest smoke alarm.

The property occupies a pleasant position on this popular residential area, close to excellent local amenities including shops and schools, while also being well placed within reach of the nearby town centre and Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'10" x 12'10" (4.51m x 3.90m)

Feature fireplace with surround and mantel

Bay window to the front

French doors to:

KITCHEN / DINING ROOM

11'6" x 18'11" (3.50m x 5.77m)

Matching modern wall and base units

Fitted oven with hob and extractor hood over

Store cupboard

Window to the rear

Door to side

Large opening to:

FAMILY ROOM

23'4" x 8'2" (7.12m x 2.49m)

Bi-fold doors to rear garden.

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

13'7" x 10'7" (4.14m x 3.22m)

Built in wardrobes

Window to the front

BEDROOM 2

12'8" x 10'7" (3.86m x 3.22m)

Built in wardrobes

Window to the rear

BEDROOM 3

8'4" x 8'0" (2.54m x 2.45m)

Store cupboard

Window to the front

BEDROOM 4

6'9" x 5'6" (2.06m x 1.68m)

Window to rear

BATHROOM

Panelled bath

Wash hand basin, wc

Automatic light and fan unit

Window

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is approached over a brick paved driveway providing ample parking and access to the garage. Front garden laid to lawn with shrubbery beds and borders.

Side gate to enclosed REAR GARDEN laid to lawn with a paved patio providing ideal seating area, paved pathway to further patio area with well stocked shrub beds. Garden store shed.









FLOOR PLANS ...

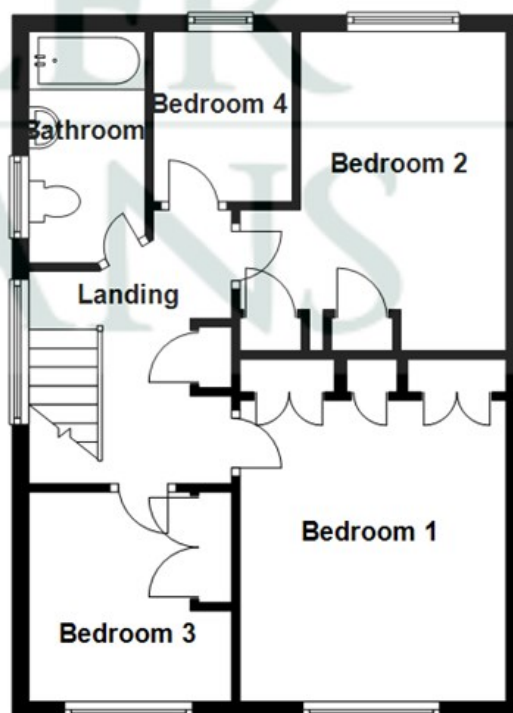
Ground Floor

Approx. 720.3 sq. feet



First Floor

Approx. 503.7 sq. feet



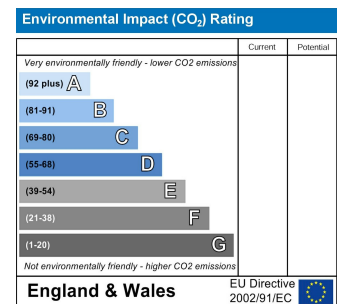
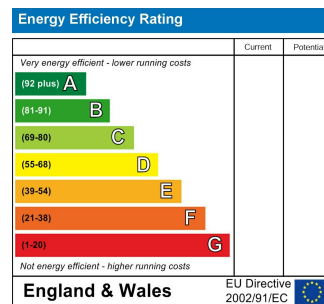
Total area: approx. 1224.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue to the traffic lights turning left onto Monkmoor Road. Continue the full length of Monkmoor Road to the traffic island, proceeding straight over the island, continuing on Monkmoor Road. Turn right into Conway Drive, follow the road for a short distance taking the second left, 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

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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