



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 Broad Oak Cottages, Shrewsbury, SY4 3AF

£170,000 Region

To view this property please call us on **01743 236 800** Ref: C7134GM/KQ

An attractive, mature, three bedroom semi-detached property.

This attractive, mature, three bedroom semi-detached property, provides well planned accommodation, currently comprising; entrance porch, living room with log burner, kitchen, rear porch, walk in pantry, bathroom, three good sized bedrooms. Off road parking and a particularly good sized garden. The property also benefits from double glazing and oil fired central heating.

This property is pleasantly situated on the north west side of Shrewsbury in a semi-rural location with stunning views. Shrewsbury itself offers an extensive range of facilities and amenities including good schools, both in the private and public sector and good shopping and transport facilities. The property is particularly well placed for easy access to the Shrewsbury by-pass and motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

Door to:

LIVING ROOM

14'5" x 14'8" (4.39m x 4.46m)

Attractive fireplace with log burner

Large understairs store cupboard

KITCHEN

13'8" x 6'0" (4.16m x 1.83m)

Fitted with a range of matching wall and base units with space and plumbing for various appliances.

Window to the side

Door leading to:

REAR PORCH

Access to:

PANTRY

4'8" x 3'1" (1.41m x 0.94m)

Fitted shelving

Door leading out to the driveway

BATHROOM

White suite comprising panelled bath with shower over

Wash hand basin, wc

Part tiled walls

STAIRCASE rising from the living room to the FIRST FLOOR LANDING

BEDROOM 1

14'5" x 9'6" (4.39m x 2.90m)

Attractive feature fireplace

Window to the front with stunning views

BEDROOM 2

8'7" x 11'1" (2.61m x 3.39m)

Window to the side with stunning views

BEDROOM 3

8'6" x 7'8" (2.59m x 2.34m)

Window to the side with stunning views.

OUTSIDE THE PROPERTY

There is a small front garden laid to lawn.

To the side of the property is a private driveway, which leads round to the rear of the property providing further parking and access to the DETACHED GARAGE.

The garden is of a particularly good size, mainly laid to lawn, enclosed by fencing and with views of open countryside beyond.

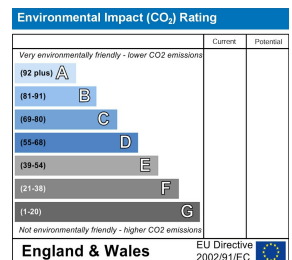
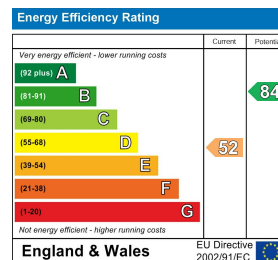


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 Ellesmere Road. Proceed to the island, taking the second exit continuing on the A528 towards Ellesmere. The property will be found after a short distance on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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