



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

20 Hallam Drive, Berwick Grange, Shrewsbury, SY1 4YE

Offers in the Region  
of £325,000

To view this property please call us on 01743 236 800 Ref: T8068/SL/KQ

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# A well maintained, modern, three bedroom detached house, situated on a modern residential development on a well connected location, ideal for families and professionals seeking a 'move in' ready property.

This three bedroom modern detached property provides well planned and well proportioned accommodation with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property is well placed on this established residential development close to amenities including local shops, recreational facilities, bus service to the town centre and within easy reach of the Shrewsbury by-pass which allows access onto the M54 motorway link leading to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### DINING ROOM

14'0" x 11'3" (4.27m x 3.43m)

Deep bay window to the front

### BREAKFAST KITCHEN

12'6" x 9'6" (3.81m x 2.90m)

Fitted with a range of matching modern units with integrated appliances

### SITTING ROOM

7'5" x 10'3" (2.25m x 3.12m)

A pleasant room with archway to:

### GLAZED GARDEN ROOM

Windows overlooking the garden

Glazed French doors to the garden

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING with built in linen cupboard.

### BEDROOM 1

11'10" x 11'3" (3.60m x 3.43m)

Built in wardrobe

### EN SUITE SHOWER ROOM

Corner shower cubicle

Dressing surface with inset hand basin, wc

### BEDROOM 2

7'10" x 8'6" (2.39m x 2.59m)

Window to the rear garden

Built in wardrobe

### BEDROOM 3

7'5" x 10'0" (2.25m x 3.06m)

Range of fitted bedroom furniture

Window to the rear

### BATHROOM

Panelled bath with shower over

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door.

The property is approached over a driveway providing off road parking and giving access to the single garage and reception area.

There is an attractive and enclosed rear garden, which is neatly landscaped and laid predominantly to lawn with an attractive and extensive paved patio and terrace, ideal for Alfresco dining and entertaining etc. The garden is neatly kept and well maintained.

Please note: This property may be subject to additional management service charges.



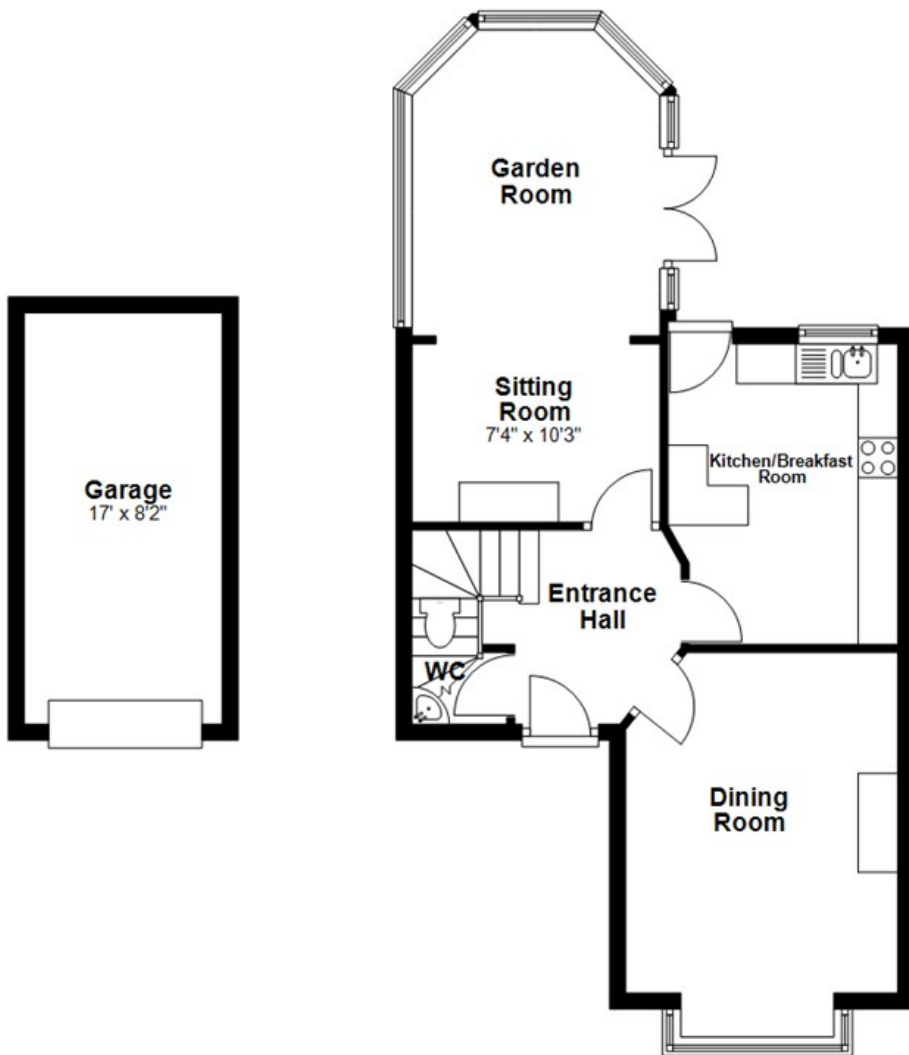




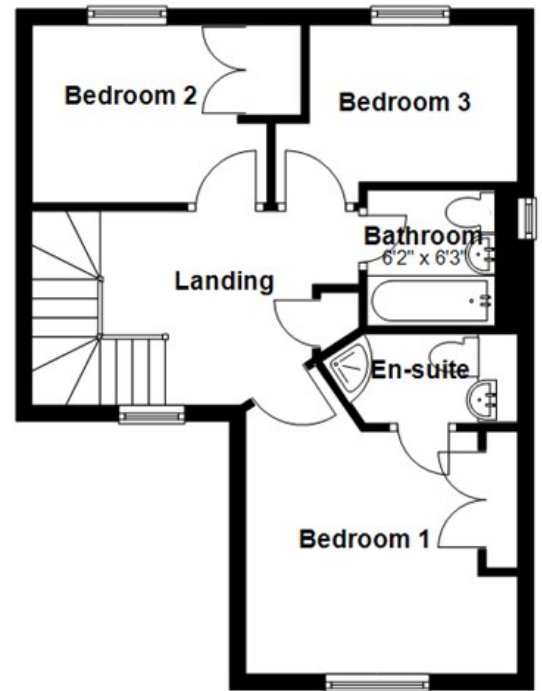


FLOOR PLANS ...

Ground Floor



First Floor



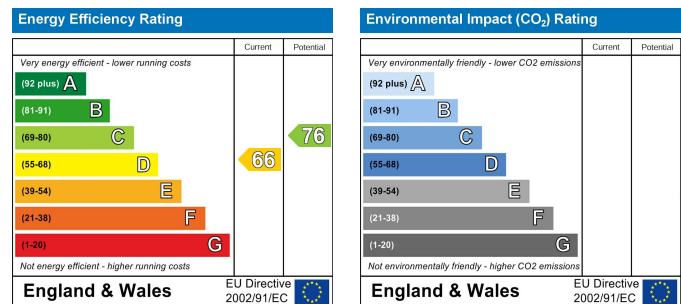
Total area: approx. 1158.1 sq. feet

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 along Whitchurch Road. Continue through the traffic lights to Battlefield Road. After some distance, turn right into Shillingston Drive. Take the second left into Hallam Drive, where the property will be found after a further distance 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: D

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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