



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**19 Betton Street, Shrewsbury, SY3 7NY**

**Offers in the Region of  
£325,000**

To view this property please call us on **01743 236 800** Ref: T8091/SL/KQ



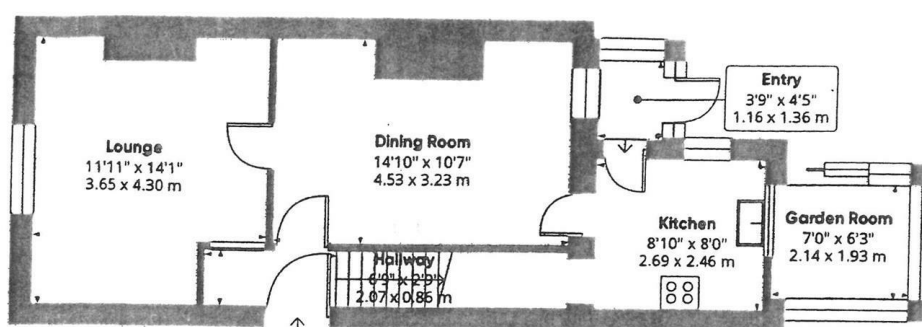
# A deceptively spacious three bedroom semi-detached house offering versatile accommodation.

This deceptively spacious three bedroom semi-detached house offers versatile accommodation briefly comprising; reception hall, dining room, lounge, kitchen, rear porch, garden room, three bedrooms and bathroom. Off road parking. Enclosed easily maintained rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated in a sought after residential locality, within walking distance of the Shrewsbury town centre, shopping facilities within Longden Coleham, on a frequent bus service to the town centre and easy access to the Shrewsbury by-pass with M54 link to the West Midlands.

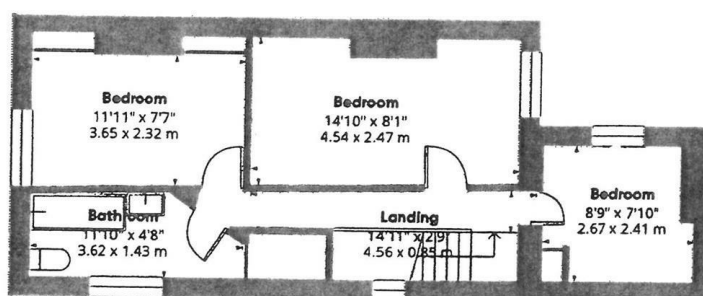


## FLOOR PLANS



Floor 0

Approximate total area<sup>8</sup>  
882.53 ft<sup>2</sup>  
81.99 m<sup>2</sup>



Floor 1

## INSIDE THE PROPERTY

### ENTRANCE HALL

### DINING ROOM

14'10" x 10'7" (4.52m x 3.23m)

Window to the rear

Feature fire with surround and mantel

Built in store cupboards

### LOUNGE

11'11" x 14'1" (3.63m x 4.29m)

Inset fire with surround and mantel

Window to the front

### KITCHEN

8'10" x 8'0" (2.69m x 2.44m)

Fitted with a range of matching wall and base units

Deep walk in pantry with shelving and access to Cellar

Door to:

### REAR PORCH

3'9" x 4'5" (1.14m x 1.35m)

Door to garden

### GARDEN ROOM

7'0" x 6'3" (2.13m x 1.91m)

Accessed from the garden.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

14'10" x 8'1" (4.52m x 2.46m)



### BEDROOM 2

11'11" x 7'7" (3.63m x 2.31m)

Two built in double wardrobes

### BEDROOM 3

8'9" x 7'10" (2.67m x 2.39m)

### BATHROOM

Panelled bath with electric shower over

Wash hand basin, wc

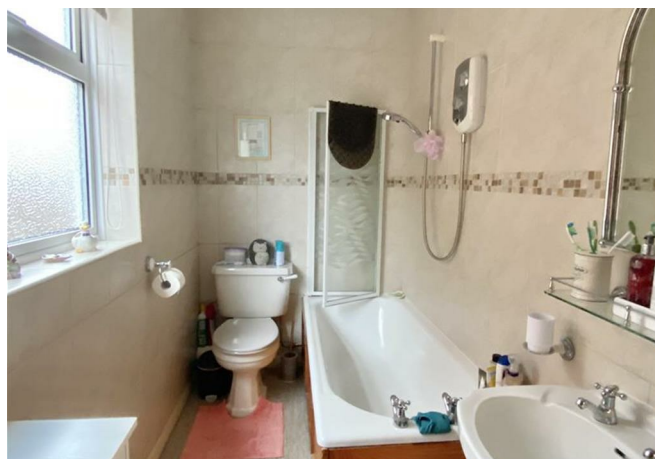
Airing cupboard

Access to roof space

## OUTSIDE THE PROPERTY

The property is approached over a paviour driveway providing parking with draft brick wall and hedge screen.

Enclosed REAR GARDEN laid to Astro turf and gravelled areas for ease of maintenance, paved patio providing ideal seating area with flower and shrub beds and borders. Garden store shed. The gardens are enclosed on all sides by mature fencing and hedging enjoying a high degree of privacy.





## HOW TO FIND THIS PROPERTY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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: B

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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