



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Bridge House, 15 Pemberton Way, Shrewsbury, SY3 7AY

£230,000 Region

To view this property please call us on **01743 236 800** Ref: T7161/SF/AT

A well presented, much improved and extended, three bedroom semi-detached family house.

This improved and extended semi-detached house is well presented throughout and provides well planned, well proportioned, flexible family accommodation with the benefit of gas fired central heating and double glazing.

The property is situated in this popular and favoured residential area, well placed within reach of excellent schools, the nearby town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



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

INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE

13'3" x 10'5" (4.06 x 3.19)

A pleasant room with window overlooking the front garden

SPACIOUS BREAKFAST KITCHEN

13'7" x 9'2" (4.14m x 2.79m)

Neatly appointed and fitted with a range of matching modern units

UTILITY ROOM

CLOAKROOM

Wash hand basin, wc

GROUND FLOOR BEDROOM 3

11'9" x 7'11" (3.58m x 2.41m)

SPACIOUS GEORGIAN STYLE CONSERVATORY

22'6" x 8'8" (6.86m x 2.64m)

A superb room with picture windows overlooking the garden
Glazed doors allowing access to the garden

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

BEDROOM 1

14'2" x 13'7" (4.32 x 4.15)

Double door built in wardrobe

Two windows overlooking the front garden

BEDROOM 2

11'0" x 7'5" (3.36 x 2.28)

BATHROOM

Neatly appointed with a modern white suite with panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is set in extensive garden, which are neatly kept and laid predominantly to lawn intersected by a variety of mature trees. To the front the property is approached over a paved pathway serving the formal reception area, which extends to the side and to the rear of the property with a paved patio area. The whole well enclosed and affording considerable privacy in this unique setting.

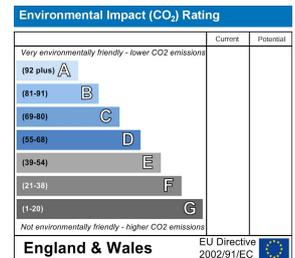
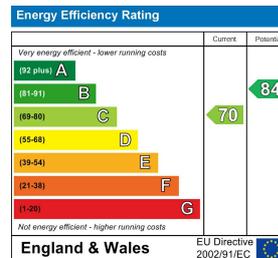


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and around the gyratory system into Old Potts Way. Continue to the island, taking the 3rd exit. Continue to the next island taking the 3rd exit into Sutton Lane. Turn right into Adams Ridge and left into Pemberton Way, continue for some distance, to the communal parking area, where the property will be found at the end of the cul-de-sac.



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: 

 rightmove.co.uk
The UK's number one property website

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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