



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

22 Newfield Drive, Shrewsbury, SY1 2SL

£290,000 Region

To view this property please call us on **01743 236 800** Ref: T7848/SL/KQ

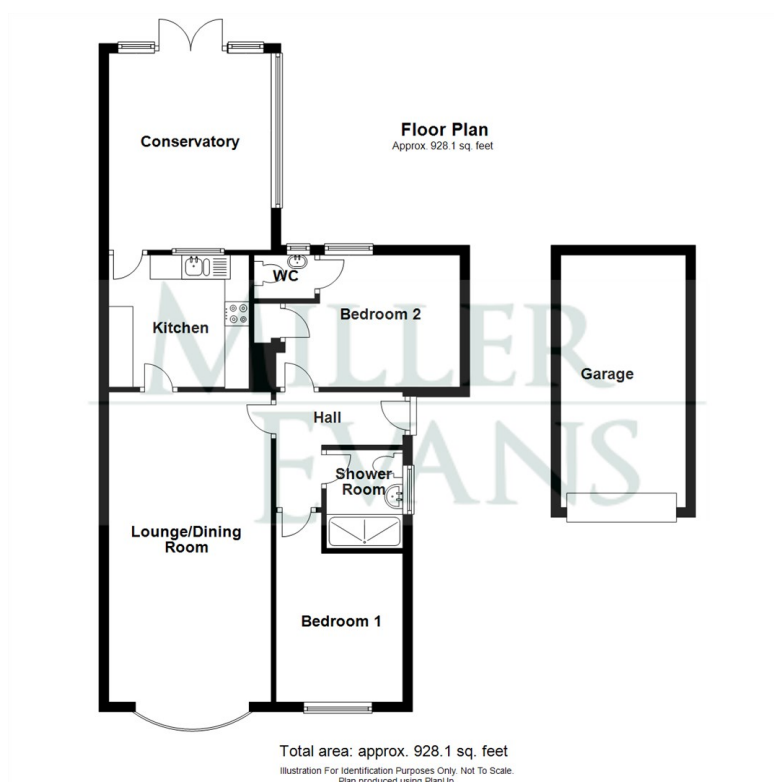
A particularly well appointed, improved and extended, semi-detached bungalow residence.

This two bedroom semi-detached bungalow provides well planned accommodation with rooms of pleasing dimensions. The extended accommodation is presented to an exacting standard and benefits from gas fired central heating, double glazing and solar panels fitted to the roof.

The property is well placed in this popular and convenient residential area, close to excellent amenities including shopping facilities, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE / DINING ROOM

21'0" x 11'0" (6.40m x 3.35m)

KITCHEN

8'11" x 9'6" (2.73m x 2.90m)

CONSERVATORY

BEDROOM 1

12'10" x 8'7" (3.91m x 2.62m)

Window to front, door to:

BEDROOM 2

8'11" x 12'6" (2.73m x 3.80m)

EN SUITE WC

SHOWER ROOM

OUTSIDE THE PROPERTY

DETACHED GARAGE

The property is approached over a long tarmacadam drive with a forecourt providing ample parking space, serving the garage and reception area.

There is a particularly good sized south westerly facing REAR GARDEN with paved patio areas, neatly kept lawns. The whole being well maintained and enclosed on all sides by closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate. Turn right into Gaswicks Lane and continue into New Park Road. Continue for some distance, eventually turning right into Newfield Drive, where the bungalow 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

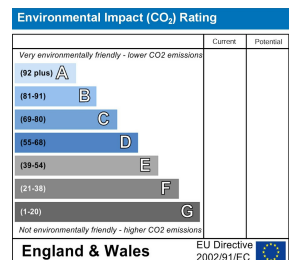
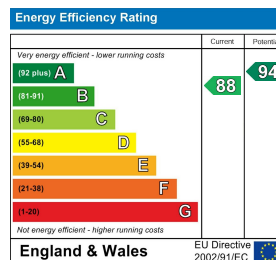
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: 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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