



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Hafren Close, Shrewsbury, SY3 8NH**

**Offers in the Region  
of £310,000**

To view this property please call us on **01743 236 800** Ref: T8113/SL/lrd

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# Situated in a highly sought after area of Shrewsbury, this well presented three bedroom semi-detached home offers spacious and practical accommodation throughout.

The property provides a welcoming entrance hall, leading to a good sized living room with double doors leading to a formal dining room. To the rear there is a modern fitted kitchen. To the first floor, there are three bedrooms and a family bathroom. The property benefits from full gas-fired central heating and double glazing.

The property is well placed in a quiet cul-de-sac position, located within easy reach of local amenities and within 10 minutes walking distance of the nearby town centre, close to reputable schools, and the Royal Shrewsbury Hospital. The town centre boasts many boutique style shops, restaurants, fashionable bars, Theatre Severn and the Shrewsbury railway station.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

16'5" x 10'6" (5.00m x 3.20m)

Window to the front

Feature fireplace

Double doors to:

### DINING ROOM

9'11" x 10'1" (3.02m x 3.07m)

French doors to rear garden

### KITCHEN

11'6" x 9'10" (3.51m x 3.00m)

Fitted with a range of modern base and wall units

Part glazed door to the rear garden

### UTILITY / CLOAKROOM

Work surface

WC

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

8'2" x 9'10" (2.49m x 3.00m)

Built in store cupboard

### BEDROOM 2

8'3" x 10'6" (2.51m x 3.20m)

### BEDROOM 3

9'5" x 10'6" (2.87m x 3.20m)

Built in wardrobe with sliding doors

### FAMILY BATHROOM

Free-standing bath with electric shower over

Wash hand basin, wc

## OUTSIDE THE PROPERTY

To the front, the property benefits from a driveway providing parking space for two vehicles and serving the formal reception area.

The enclosed rear garden, with gated side access, offers a private outdoor space and is laid mainly to lawn with a decked patio area, ideal for family entertaining and children's play.







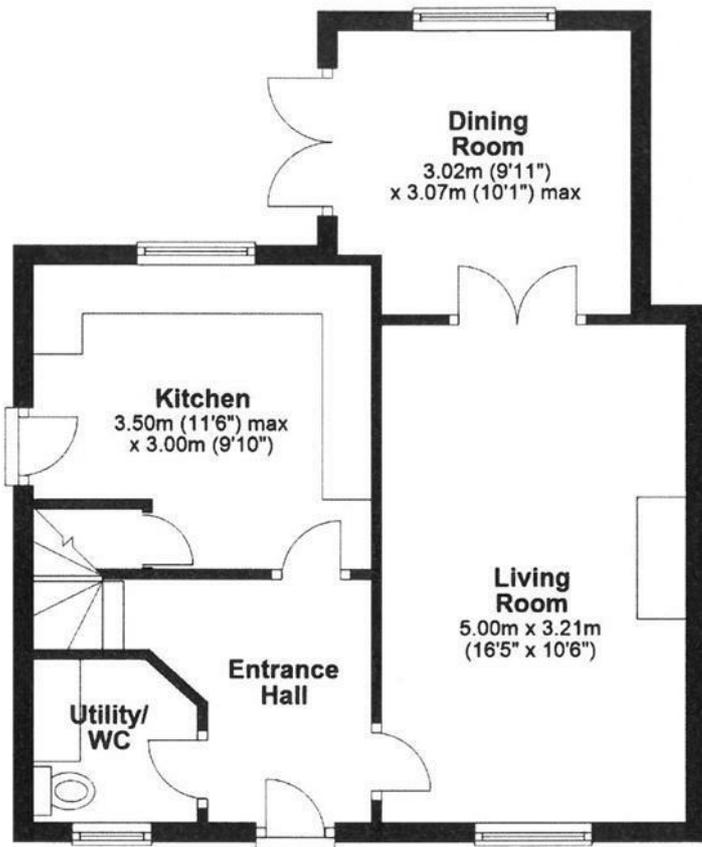


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FLOOR PLANS ...

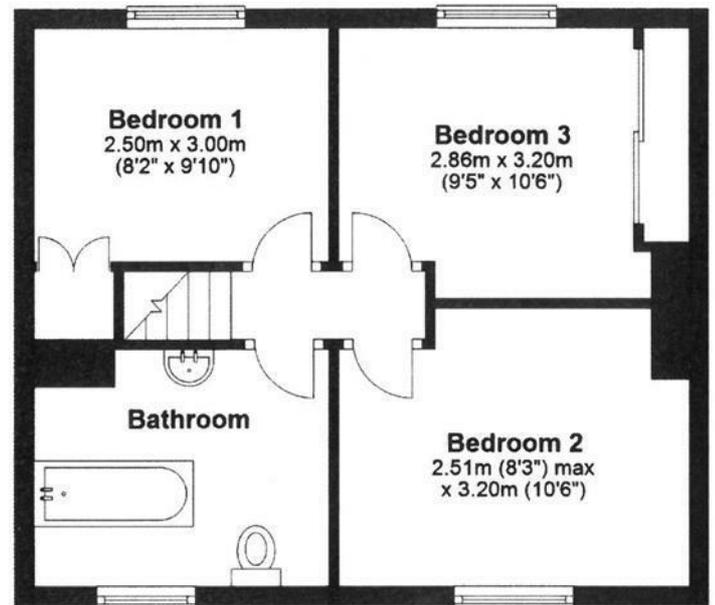
**Ground Floor**

Approx. 44.9 sq. metres (483.4 sq. feet)



**First Floor**

Approx. 37.5 sq. metres (403.9 sq. feet)



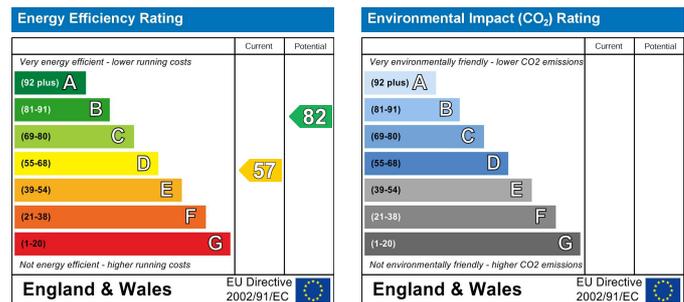
Total area: approx. 82.4 sq. metres (887.3 sq. feet)

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge. At the Frankwell Island, take the second exit onto The Mount and continue for some distance, eventually turning left into Hafren Road, and left again into Hafren Close, where the property will be found on the left 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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