



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Rothley Drive, Bicton Heath, Shrewsbury, SY3 5BB

**Offers in the Region
of £145,000**

To view this property please call us on **01743 236 800** Ref: T8083/SL/KQ

A well appointed one bedroom terraced house.

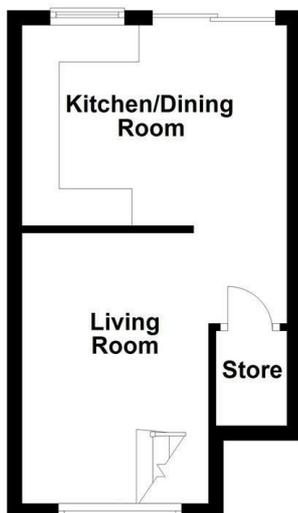
This one bedroom terraced house benefits from gas fired central heating, fibre broadband and double glazing and briefly comprises; living room, dining kitchen, bedroom and shower room. Enclosed rear garden and allocated parking space.

The property is situated in a popular and convenient residential area, close to excellent local amenities, including shops and schools, while also being well placed for access to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

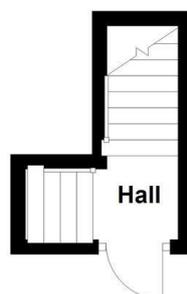
Lower Ground Floor



First Floor



Ground Floor



Total area: approx. 480.9 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

12'0" x 6'7" (3.67m x 2.00m)

Window to the front

DINING KITCHEN

8'11" x 11'9" (2.72m x 3.57m)

Fitted with a range of matching wall and base units

French doors to rear garden

STAIRCASE rising from living room to:

BEDROOM

12'5" x 11'11" (3.79m x 3.62m)

Built in store cupboard

Two Velux roof lights

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

Front garden laid to gravel for ease of maintenance with paved pathway to reception area. Allocated parking space.

Enclosed REAR GARDEN with paved patio area and dwarf brick wall with steps leading to a lawned area.

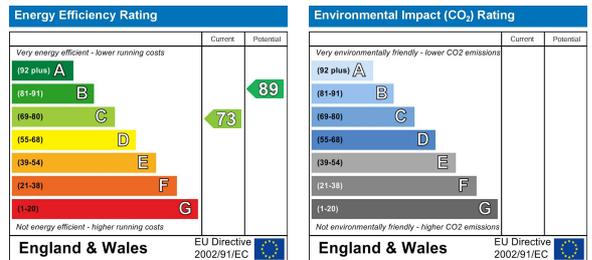


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A458 Welshpool Road. After a short distance, turn left onto Gains Park Way. After a further short distance, turn left onto Gains Avenue and then left onto Rothley Drive, where the property will be found.



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: A

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. Images may have been enhanced.

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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