



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

37 Penson Way, Shrewsbury SY1 2BF

£225,000 Region

To view this property please call us on **01743 236 800** Ref: T7538/GM/MU

A beautifully presented, modern, 2 bedrooomed end of terrace house.

This beautifully presented, modern, 2 bedrooomed house provides well planned and well proportioned accommodation throughout and briefly comprises : entrance hall, cloakroom/wc, kitchen, living room, 2 double bedrooms and a modern bathroom. Private parking for two cars and additional guest parking area. Attractive and neatly kept rear garden. The property also benefits from UPVC double glazing and gas-fired central heating.

This property occupies a pleasant position on this modern residential development within easy reach of a range of excellent amenities including good schools, local shops, the nearby town centre, the Shrewsbury Rail Station, a frequent bus service and also within easy reach of the Shrewsbury bypass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

With Karndean flooring.

CLOAKROOM/WC

Fitted with a modern white suite comprising low flush wc
Wash hand basin

Half tiled walls.

KITCHEN

11'7" x 5'11" (3.54m x 1.80m)

Fully fitted modern kitchen with a range of matching wall and base units with worktops over

Range of integrated appliances including a fridge/freezer, washing machine, 4 ring hob with extractor over and oven beneath, space and plumbing for dishwasher

Karndean flooring, ceiling spotlights and window to the front.

LIVING ROOM

13'9" x 13'1" (4.19m x 3.99m)

With understairs storage cupboard

French doors leading out to the rear garden.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING access to boarded loft space with shelving.

BEDROOM 1

9'3" x 13'1" (2.83m x 3.99m)

Window to the rear overlooking the garden.

BEDROOM 2

9'0" x 13'1" (2.75m x 3.99m)

2 windows to the front.

Built in storage cupboard housing the gas-fired central heating boiler.

BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over

Wall mounted wash hand basin

Low flush wc

Karndean flooring and tiled walls.

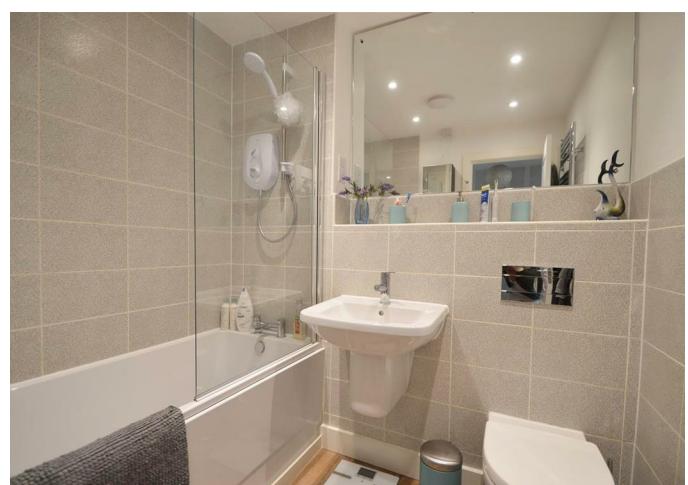
Ceiling spotlights and wall mounted heated towel rail.

OUTSIDE THE PROPERTY

TO THE FRONT of the property are 2 parking space with a paved pathway providing access to the formal reception area.

To the rear is a good sized and particularly attractive GARDEN with a paved patio seating area, neatly kept lawn area and further paved seating area. Timber garden shed and a range of mature fruit trees and herbaceous shrub borders. There is private side access to the garden at the rear of the property.









FLOOR PLANS ...

Ground Floor

Approx. 336.6 sq. feet



First Floor

Approx. 336.6 sq. feet



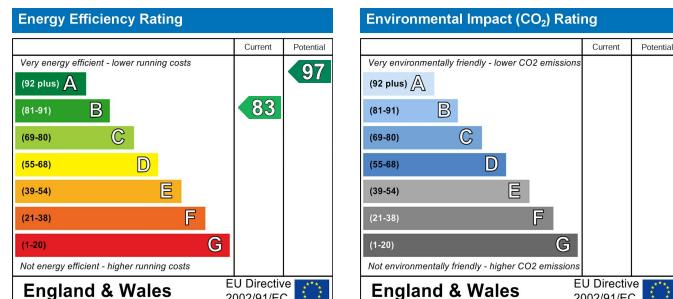
Total area: approx. 673.2 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the A528 Ellesmere Road and proceed over the mini island taking the next turning left onto Penson Way, follow the road around the cul-de-sac, bearing left, where the property will then 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: 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.

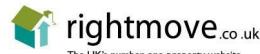
IMPORTANT NOTICE

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.

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The UK's number one property website

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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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