



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

50 Crowmere Road, Shrewsbury, SY2 5JA

£270,000 Region

To view this property please call us on **01743 236 800** Ref: T7836/WM/KQ

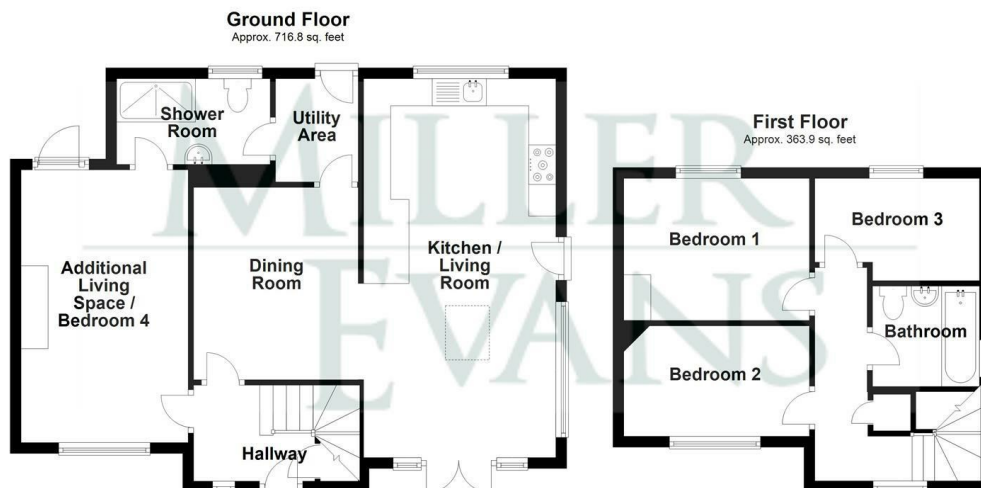
A neatly presented, spacious, three/four bedroom extended family home.

This neatly presented and well maintained three/four bedroom semi-detached family home has been extended to provide spacious family accommodation briefly comprising; entrance hall, dining room, kitchen/living room, utility room, additional living space/bedroom 4 and, ground floor shower room. Three bedrooms and bathroom to the first floor. Front and rear gardens. Parking. The property benefits from gas fired central heating.

The property occupies an enviable cul-de-sac position, in this popular and convenient residential area close to local schools, shops and on a frequent bus service to the town centre.



FLOOR PLANS



Total area: approx. 1080.7 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

DINING ROOM

11'8" x 10'0" (3.55m x 3.04m)

Opening to:

KITCHEN / LIVING ROOM

23'0" x 11'8" (7.00m x 3.55m)

Range of matching wall and base units

Skylight

French doors to front garden

Side access door

UTILITY

6'3" x 5'0" (1.91m x 1.53m)

Door to dining room

Door to garden

ADDITIONAL LIVING SPACE/4TH BEDROOM

16'6" x 10'2" (5.04m x 3.09m)

Window to the front and rear

Door to:

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window to the rear

Door to utility

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

8'7" x 11'3" (2.62m x 3.43m)

Window to the rear

BEDROOM 2

6'8" x 11'3" (2.04m x 3.43m)

Window to the front

BEDROOM 3

6'2" x 10'0" (1.89m x 3.04m)

Window to the rear

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by mature hedging and approached over a paved pathway, flanked by extensive lawn area. Driveway to the side of the property providing parking.

Enclosed REAR GARDEN laid to lawn with paved pathway and patio area. The rear garden is enclosed by wooden fencing and mature hedging.




HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate, after some distance (just after The Old Bell public house), turn left onto Bell Lane. Cross over the small bridge and turn right onto Crowmere Road, where the property will be found immediately on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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