



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Bufton Close, Shrewsbury, SY3 8FH

**Offers in the Region
of £395,000**

To view this property please call us on **01743 236 800** Ref: T8097/SL/KQ

A beautifully presented, double fronted, detached home, ideally positioned on this small and sought after development.

This three bedroom detached house boasts a symmetrical frontage and provides well proportioned and well planned accommodation throughout which has been thoughtfully designed with a welcoming entrance hall leading to generous living spaces, ideal for both every day life and entertaining. There is an attractive and spacious living room, complimented by a separate dining room with a modern fitted kitchen. On the first floor there are three well sized bedrooms, including a master bedroom with en suite shower room and a modern family bathroom. The property benefits from gas fired central heating and double glazing.

The property is well placed in a quiet residential setting, on this sought after residential development, conveniently close to local shops, excellent schools, the Royal Shrewsbury Hospital, the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

15'9" x 9'5" (4.80m x 2.87m)

Window to the front and bay window to the side

KITCHEN / DINING ROOM

15'9" x 10'2" (4.80m x 3.09m)

Fitted with a range of matching modern units

Integrated dishwasher and fridge freezer

Double doors to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

10'11" x 9'10" (3.33m x 2.99m)

Built in wardrobe with sliding mirror fronted doors

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

7'7" x 10'2" (2.31m x 3.09m)

BEDROOM 3

7'10" x 10'2" (2.39m x 3.09m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

There is a neatly maintained forecourt to the front with shrubbery display and pathway serving the reception area. Off street parking with two parking spaces and detached garage.

There is a private low maintenance garden, perfect for outdoor dining and relaxation with patio area and lawn. The garden is well enclosed on all sides by closely boarded wooden fencing.



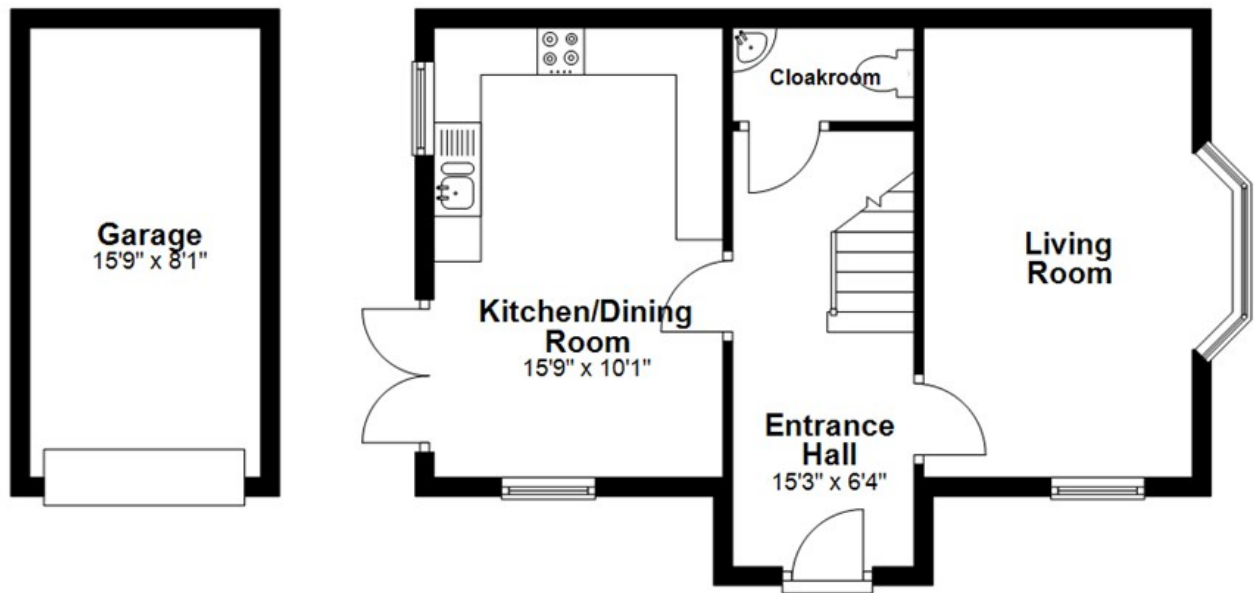




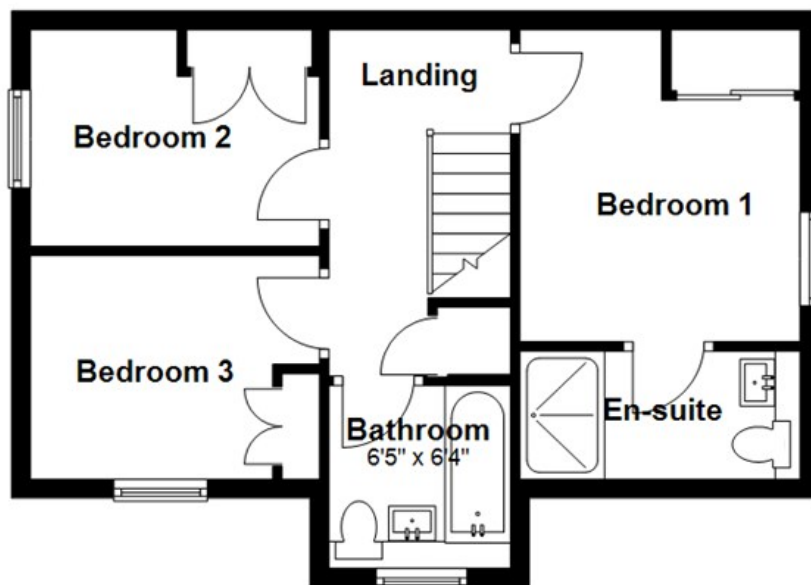


FLOOR PLANS ...

Ground Floor



First Floor



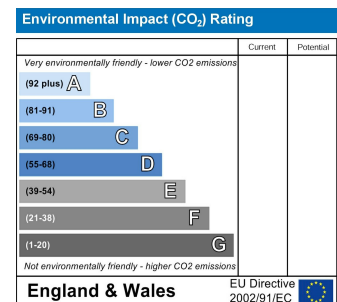
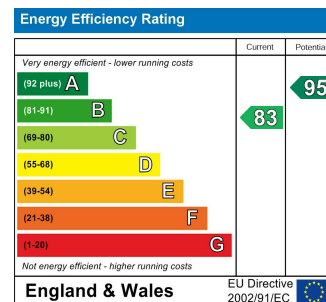
Total area: approx. 1013.1 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge, continue to the Frankwell Island and take the first exit into Copthorne Road. Continue for some distance, eventually turning right into Whitfield Crescent. At the top of the road, turn right and Bufton Close 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: D

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
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