



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**33 Hendrick Crescent, Shrewsbury, SY2 6JF**

**£300,000 Region**

To view this property please call us on **01743 236 800** Ref: T7702/SL/lrd

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# A truly immaculate, well appointed modern detached house, occupying an enviable corner plot on this conveniently placed development.

The property is presented to an exacting standard by the current owners and provides well planned and well proportioned accommodation throughout, with rooms of pleasing dimensions. The property benefits from full gas fired central heating and double glazing and briefly comprises: entrance hall, cloakroom, living room, kitchen/dining room to the ground floor; master bedroom with en-suite, two further bedrooms and principal bathroom to the first floor. Parking to the front and enclosed garden to the rear.

The property is well placed on this popular and convenient residential development and occupies an enviable corner plot with a fully enclosed west facing rear garden. The property is well placed within reach of local amenities, bus service to the town centre, popular schools and within easy reach of the Shrewsbury bypass, allowing ease of access onto the M54 motorway link to the West Midlands.





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## INSIDE THE PROPERTY

Panelled part glazed door to:

### ENTRANCE HALL

Tiled floor

### CLOAKROOM

WC low type flush

Wash hand basin

### LIVING ROOM

17'9" x 12'2" (5.41m x 3.70m)

A pleasant room with a large bay window overlooking the garden

Further side window

### KITCHEN/DINING ROOM

17'9" x 7'9" (5.41m x 2.36m)

Neatly appointed and fitted with a range of matching base and wall units with integrated appliances

Tiled floor

Glazed French doors opening onto and overlooking the garden

Two windows overlooking the garden

From the entrance hall, STAIRCASE rises to a spacious FIRST FLOOR LANDING with access to roof space

### MASTER BEDROOM

10'8" x 11'7" (3.26m x 3.53m)

Large built-in wardrobe with panelled and mirrored sliding doors

Further built-in storage cupboard

### EN-SUITE SHOWER ROOM

Corner shower cubicle with direct mixer shower

Semi-pedestal wash hand basin

WC low type flush

### BEDROOM 2

11'2" x 10'2" (3.40m x 3.10m)

### BEDROOM 3

6'1" x 7'9" (1.85m x 2.36m)

Double door built-in wardrobe with storage drawers

## PRINCIPAL BATHROOM

Panelled bath with electric shower unit and shower screen

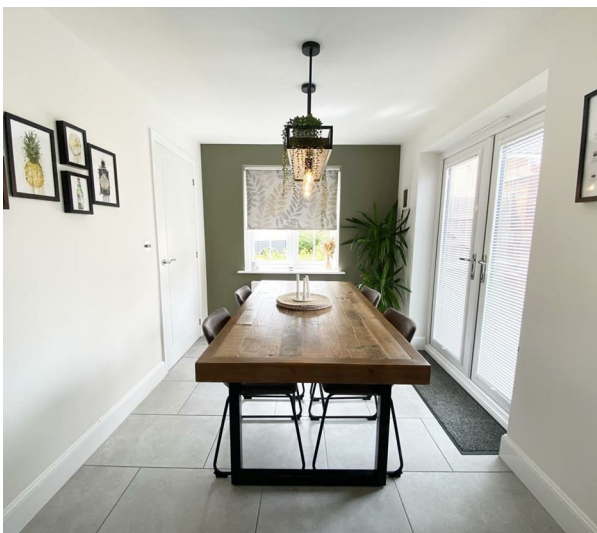
Semi pedestal wash hand basin

WC low type flush

## OUTSIDE THE PROPERTY

To the front, the property occupies an enviable corner plot and is set back and divided from the road by an established privet hedge with a garden laid predominantly to lawn with inset tree; there is a well stocked shrubbery border and a brick paved drive providing ample parking space for two cars and a gateway allowing access to the garden.

The rear garden is west facing and enclosed on all sides by a substantial brick pillared wall and closely boarded fencing. There is a randomly paved patio which extends to a further extensive terrace providing an ideal entertaining space; artificial lawn with raised floral and shrubbery borders. the whole neatly kept. Timber and felt garden store.







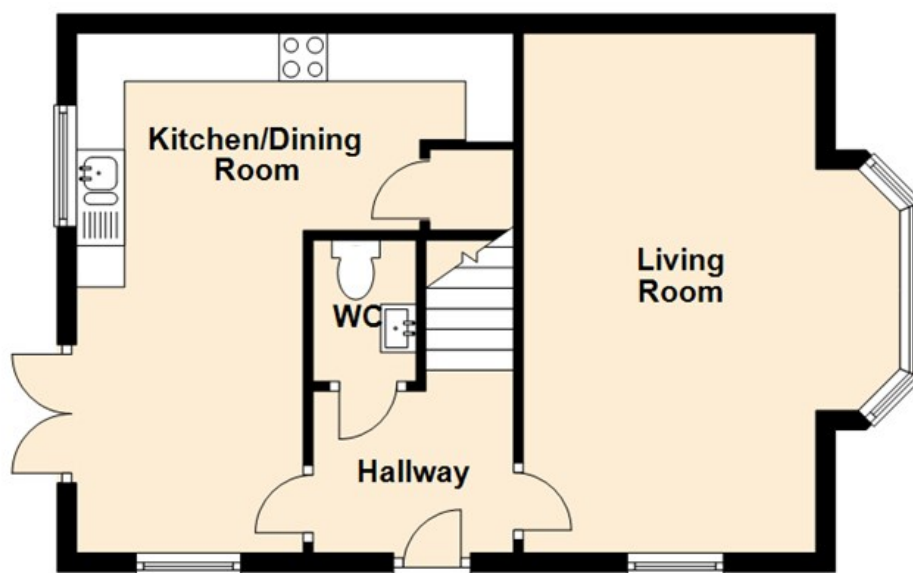




## FLOOR PLANS ...

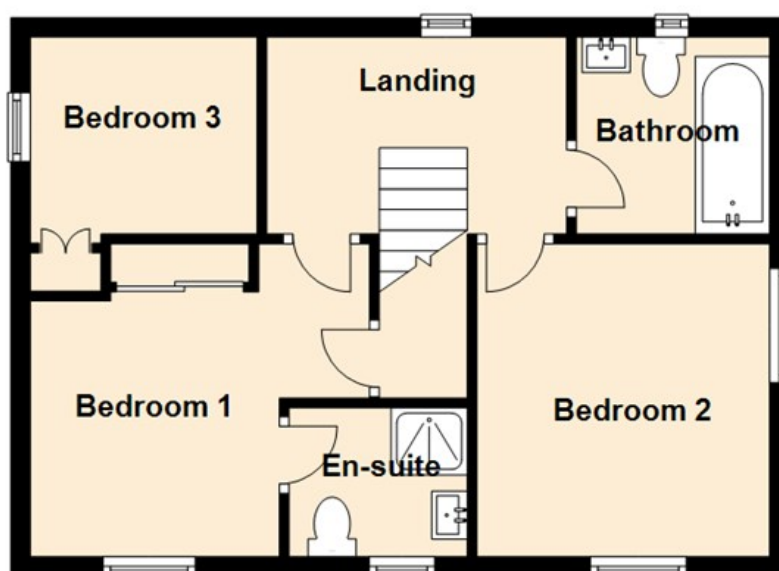
### Ground Floor

Approx. 445.7 sq. feet



### First Floor

Approx. 451.5 sq. feet



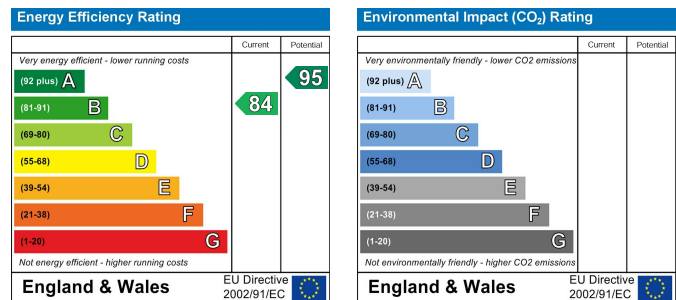
Total area: approx. 897.3 sq. feet

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

## HOW TO FIND THIS PROPERTY

The property is best approached from the Meole Brace island on the Oteley Road. Continue almost the full length of Oteley Road, eventually turning right into Hendrick Crescent. Follow the road round bearing continually to the left, where the property will be found after some distance 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: C

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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