



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Kemble Drive, Radbrook Green, Shrewsbury, SY3 6AG

**Offers in the Region
Of £240,000**

To view this property please call us on **01743 236 800** Ref: T8063/SL/rrd

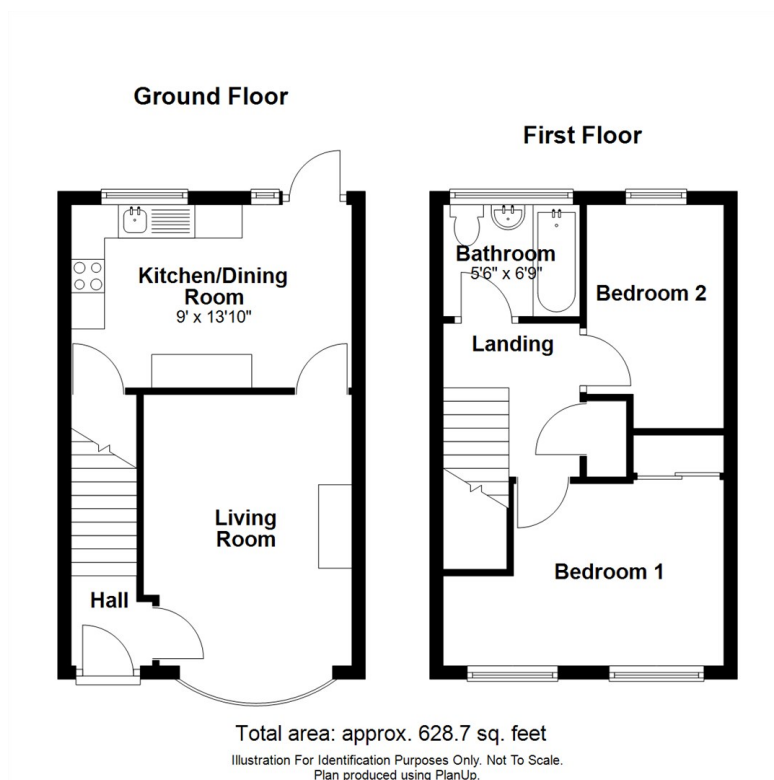
A well appointed and much improved two bedroom semi-detached house, situated in a cul-de-sac position on this popular and desirable residential development.

The property is presented throughout to an exacting standard to provide well planned and well proportioned accommodation with rooms of pleasing dimensions throughout. The property benefits from full gas-fired central heating and double glazing and briefly comprises: entrance hall, living room, kitchen/dining room, two bedrooms and bathroom. Forecourt and driveway to the front with ample parking. Enclosed garden and patio area to the rear.

The property occupies an enviable cul-de-sac position on this popular and established residential development, situated on the western fringe of Shrewsbury. The property is well placed within easy reach of excellent amenities including local shops, schools, recreational facilities, the Royal Shrewsbury Hospital, frequent bus service to the town centre, and ideally located for ease of access to the Shrewsbury bypass and the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

Panelled and part glazed entrance door to:

ENTRANCE HALL

Laminated wooden flooring

LIVING ROOM

13'4" x 10'3" (4.06m x 3.12m)

A pleasant room with laminated wooden flooring

Attractive fireplace feature

Bow window overlooking the GARDEN and formal reception area to the front

KITCHEN/DINING ROOM

9'0" x 13'10" (2.74m x 4.21m)

Neatly appointed and fitted with a range of matching modern units

Laminated flooring

Understairs store cupboard

Glazed French doors with side screen opening onto and overlooking the rear GARDEN

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING with access to roof space and linen cupboard with slatted shelving

BEDROOM 1

8'11" x 6'7" (2.73m x 2.00m)

Two windows overlooking the garden to the front

Built in wardrobe with double sliding doors

BEDROOM 2

11'0" x 6'9" (3.35m x 2.06m)

Window overlooking the rear garden

BATHROOM

Neatly appointed with a modern white suite

Panelled bath with electric shower

Pedestal wash hand basin

Low flush WC

OUTSIDE THE PROPERTY

To the front, the property is set back from the road by a generous open plan forecourt which is laid to lawn and approached over a long Tarmacadam drive providing ample parking for guests cars, with a paved area serving the formal reception area.

To the rear, there is a particularly attractive and spacious paved patio and terrace, ideal for al fresco dining and entertaining. There is an ornamental retaining wall with an upper level laid to lawn, the whole enclosed on all sides by well maintained boundary fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Radbrook Road and at the second traffic lights, turn left into Bank Farm Road. Continue along Bank Farm Road for some distance, passing the shops and school on the right hand side. Continue for a further distance, turning left into Six Acres. Continue to the end of Six Acres, turning right into Kemble Drive where the property will be found in an elevated position on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

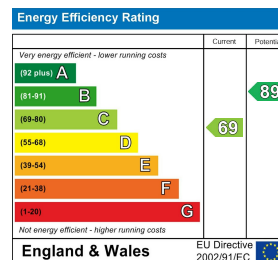
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: 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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Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
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