



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 Walkford Close, Shrewsbury SY3 6DB

£225,000 Region

To view this property please call us on **01743 236 800** Ref: T7894/SL/MU

A truly immaculate and well appointed, 2 bedroomed semi detached house situated in a cul-de-sac position on this popular and conveniently placed residential development.

The property provides well planned and well proportioned accommodation throughout and is neatly presented and well maintained, benefiting from full gas-fired central heating and double glazing.

Occupying a pleasant enviable cul-de-sac position on the fringe of this popular and established residential development, situated on the ever popular western fringe of Shrewsbury. The property is close to excellent amenities including shops, recreational facilities, schools, a frequent bus service to the town centre and within easy reach of Shrewsbury by-pass with M54 Motorway link to the West Midlands.



FLOOR PLANS



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

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

12'10" x 10'9" (3.91m x 3.27m)

With bow window overlooking the garden to the front.

KITCHEN/DINING ROOM

7'3" x 13'8" (2.21m x 4.17m)

Neatly appointed and fitted with a range of matching units
Understairs store cupboard.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

BEDROOM 1

11'4" x 10'6" (3.45m x 3.21m)

With built in wardrobe with panelled sliding doors.

BEDROOM 2

8'9" x 7'5" (2.67m x 2.25m)

Range of built in wardrobes.

BATHROOM

Neatly appointed with a modern white suite comprising panelled bath

Hand basin

Low flush wc.

OUTSIDE THE PROPERTY

TO THE FRONT the property is divided from the road by an established hedge with a shallow forecourt laid to lawn and approached over a driveway providing parking space with a pathway extending to the formal reception area.

A gateway allows access to the ENCLOSED REAR GARDEN with paved patio and neatly kept lawn. The garden enjoys a pleasant south facing aspect to the rear.

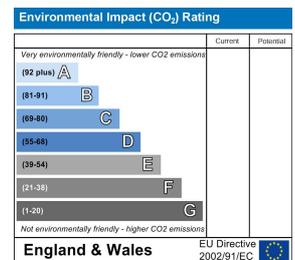
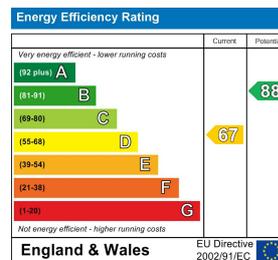


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Radbrook Road and after some distance turn left into Bank Farm Road. Continue along Bank Farm Road for a further distance turning right into Lanesfield and left into Walkford Close where the property will be found towards the end of the cul-de-sac 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: 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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