



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

66 Redwing Fields, Shrewsbury, SY2 5SZ

**Offers in the Region of
£285,000**

To view this property please call us on **01743 236 800** Ref: T8093/SL/KQ

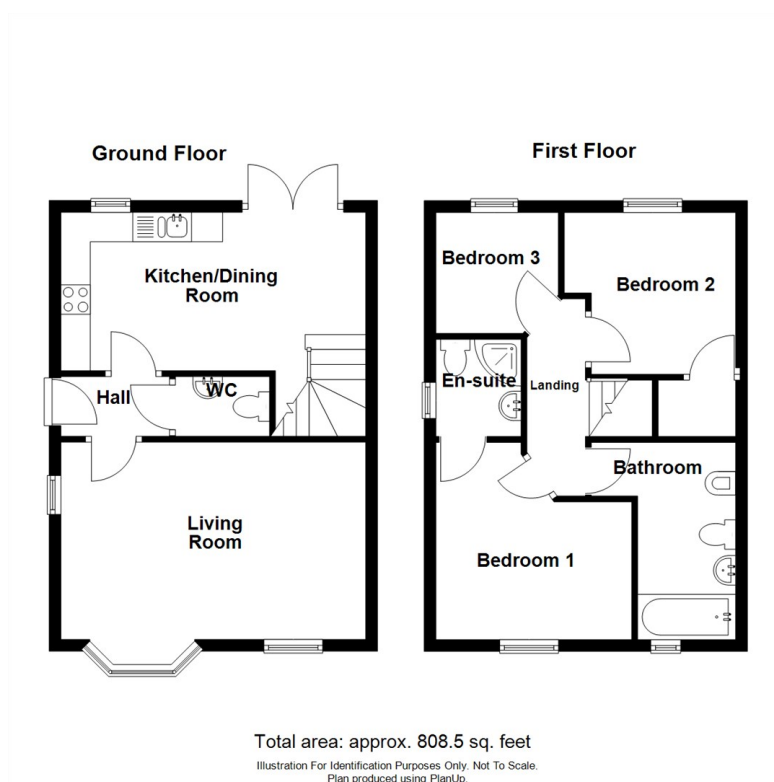
A neatly kept and well presented, three bedroom semi-detached house, set within a small and quiet residential development.

This three bedroom semi-detached house provides spacious accommodation briefly comprising; entrance hall, cloakroom, lounge, fitted kitchen/dining room, master bedroom with en suite shower room, two further well proportioned bedrooms and bathroom. Parking. Enclosed easily maintained gardens. The property benefits from gas fired central heating, double glazing and there is 2 years remaining on the new build warranty.

The property occupies a desirable position within a quiet development ideally suited for families and professionals alike, combining a peaceful location with convenient access to local amenities, schools and transport links. The property enjoys attractive open views to the front.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

11'0" x 17'0" (3.35m x 5.18m)

Two windows

KITCHEN / DINING ROOM

8'10" x 17'0" (2.69m x 5.18m)

Fitted with a range of matching modern units

French door to rear garden

STAIRCASE rising to FIRST FLOOR LANDING with access via loft ladder to boarded roof space.

BEDROOM 1

6'7" x 10'11" (2.00m x 3.33m)

Built in wardrobe with mirror fronted sliding doors

EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc



BEDROOM 2

9'0" x 8'4" (2.75m x 2.54m)

BEDROOM 3

6'9" x 6'10" (2.06m x 2.08m)

BATHROOM

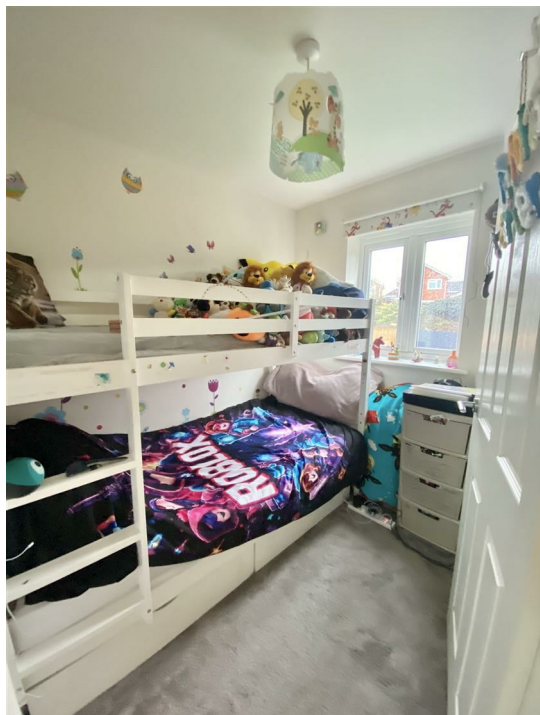
Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by forecourt and approached over a double length tarmacadam drive providing parking and serving the reception area. EV car charging point.

Private and enclosed REAR GARDEN with patio and terrace, artificial lawn and an enclosed entertaining space ideal for Alfresco dining etc. Garden store shed.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and around the gyratory system into Old Potts Way. Continue to the traffic island, taking the first exit into Bage Way and continue to the Crowmere roundabout and take the second exit into Robertson Way. Continue to the Telford Way roundabout and take the 3rd exit into Woodcote Way. Continue for some distance, turning left into Redwing Fields.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

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

TENURE

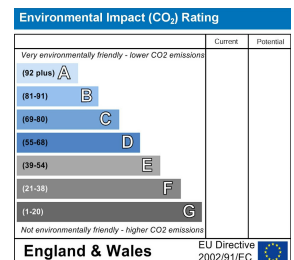
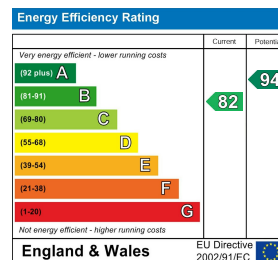
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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,
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Tel: 01694 724700



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