



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

157 Sutton Road, Shrewsbury, SY2 6RA

£250,000 Region

To view this property please call us on **01743 236 800** Ref: T7659/SL/KQ

A neatly kept and much loved, three bedroom, semi-detached house.

This three bedroom semi-detached house provides well planned accommodation with rooms of pleasing dimensions and has been neatly kept and well maintained to provide comfortable family accommodation. The property benefits from cavity wall insulation, electric storage heating and double glazing.

The property is situated in this popular and sought after residential area, well placed within reach of excellent amenities including local shops, schools, frequent bus service to the town centre and well placed within reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

22'0" x 10'10" (6.71m x 3.30m)

A pleasant through room with windows overlooking the front and rear gardens

DINING ROOM

9'9" x 8'11" (2.96m x 2.73m)

Archway to:

KITCHEN

6'0" x 10'6" (1.83m x 3.19m)

Fitted with a range of matching units

UTILITY ROOM

13'5" x 5'8" (4.09m x 1.73m)

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING with access to roof space via loft ladder and airing cupboard enclosing insulated cylinder.

BEDROOM 1

10'11" x 8'8" (3.34m x 2.65m)

Range of built in wardrobes and storage cupboards

Window to the fore

BEDROOM 2

8'5" x 9'7" (2.57m x 2.92m)

Double door built in wardrobe

Second set of wardrobes

Window overlooking the rear garden

BEDROOM 3

6'4" x 7'8" (1.94m x 2.33m)

Window to the fore

BATHROOM

Oval corner bath with electric shower

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door

Power and lighting

The property is set back and divided from the road by a neatly kept open-plan forecourt laid to lawn with a shrubbery border and approached over a brick paviour driveway, providing parking, serving the garage with a pathway extending to the reception area.

There is a pleasant REAR GARDEN with a paved patio area, shaped lawn with floral and shrubbery borders. The whole garden is well enclosed on both sides by closely boarded wooden fencing. Two garden stores (one with power supply).



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column Island. Take the 3rd exit onto Wenlock Road. Turn right into Sutton Road and continue for some distance, proceed past the shops and after a further distance the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity and drainage are connected

TENURE

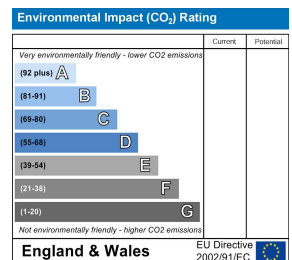
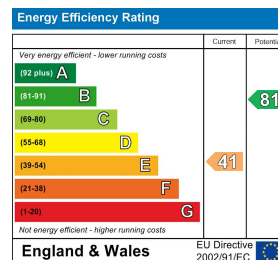
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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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