

**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

52 Bromley Road, Bicton Heath, Shrewsbury, SY3 5AZ £260,000 Region

To view this property please call us on **01743 236 800** Ref: T7692/WM/KQ

A neatly kept and spacious three bedroom semi-detached house.



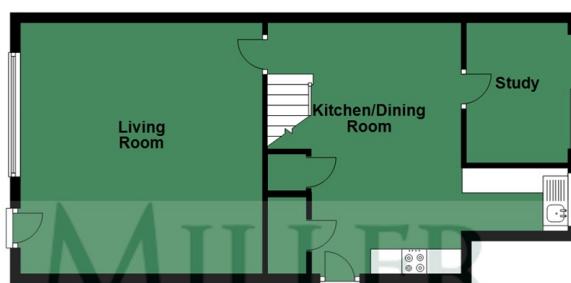
This neatly kept and spacious, three bedroom semi-detached house provides well planned accommodation briefly comprising; kitchen/dining room, living room, study, three bedrooms and bathroom. Single garage and parking. Neatly kept rear garden.

The property occupies a favoured position on this established residential development on the western fringe of Shrewsbury, close to local amenities including shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass and M54 motorway link.

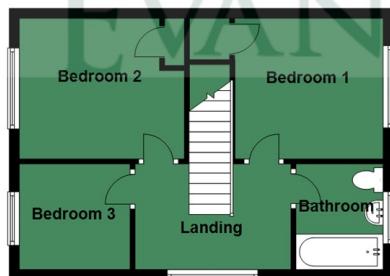


FLOOR PLANS

Ground Floor
Approx. 579.9 sq. feet



First Floor
Approx. 398.5 sq. feet



Total area: approx. 978.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

KITCHEN / DINING ROOM

16'7" x 12'10" (5.06m x 3.90m)

LIVING ROOM

16'7" x 16'0" (5.06m x 4.88m)

STUDY

9'3" x 6'9" (2.83m x 2.05m)

Sliding doors to garden.

STAIRCASE rising from dining area to FIRST FLOOR
LANDING

BEDROOM 1

9'3" x 9'9" (2.83m x 2.98m)

BEDROOM 2

9'3" x 10'11" (2.83m x 3.32m)

BEDROOM 3

7'0" x 7'4" (2.13m x 2.23m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is approached over a concrete driveway providing parking and access to the garage.

Enclosed REAR GARDEN laid to lawn with paved patio and circular decked area with shrub beds and borders.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 (Welshpool Road) and after some distance, turn left into Gains Park Way. Turn left into Gains Avenue, continue and eventually turn right into Coach Road. Continue into Bromley Road, where the property will be found 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: 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.

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