



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Alexandra Avenue, Shrewsbury, SY3 9HT

£375,000 Region

To view this property please call us on **01743 236 800** Ref: T7887/WM/KQ

A neatly kept and well maintained four bedroom detached family home, occupying a convenient location.

This neatly kept and well maintained four bedroom detached family provides well planned accommodation briefly comprising; entrance hall, open plan kitchen/living/dining room, utility, four bedrooms, family bathroom and shower room. Single garage and parking. Neatly kept rear garden. The property benefits from gas fired central heating.

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



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM / DINING ROOM

26'6" x 10'10" (8.08m x 3.30m)

Bay window to the front

Feature fireplace

KITCHEN AREA

7'0" x 13'1" (2.13m x 3.99m)

Range of matching modern units

Integrated double oven, hob and extractor hood over

Door to:

LEAN-TO UTILITY

14'11" x 7'0" (4.55m x 2.13m)

Door to rear garden

Door to garage.

BEDROOM 3

12'0" x 11'0" (3.66m x 3.35m)

Built in wardrobe

Sliding doors to courtyard garden

RECEPTION ROOM / BEDROOM 4

14'3" x 11'0" (4.34m x 3.35m)

Bay window to the front

BATHROOM

Panelled bath

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

15'1" x 10'11" (4.60m x 3.33m)

Built in wardrobe

Window to the rear

Eaves storage

BEDROOM 2

15'1" x 10'11" (4.60m x 3.33m)

Window to the rear

Eaves storage

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is divided from the road by dwarf walling and approached over a paved driveway providing parking and leading to the garage, flanked by gravelled area with shrub beds and mature hedging.

Enclosed REAR GARDEN laid to paved patio for ease of maintenance with mature shrub beds and borders. Unique outbuilding providing ideal hobbies room. Further covered paved area with gated access to the playing fields beyond.









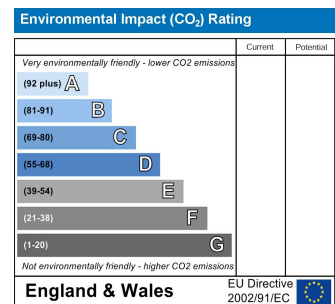
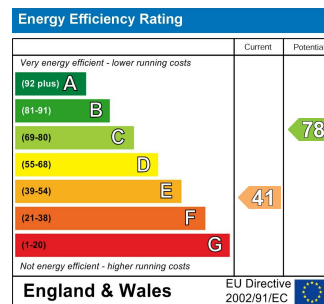
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Roman Road. Turn right onto Upper Road and continue through the one-way system to the mini-island. Continue straight over onto Vicarage Road. Bear right onto Station Road and turn left onto Alexandra Avenue and its the first property 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: D

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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