



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**6 Painswick Close, Bicton Heath, Shrewsbury SY3 5HH    £285,000 Region**

To view this property please call us on **01743 236 800** Ref: T7282/SL/MU

# A truly immaculate and well appointed, modern, detached 3 bedroomed family house.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from full gas-fired central heating and double glazing.

Situated in a secluded and quiet cul-de-sac position on the fringe of this popular residential development, well placed within reach of popular schools, local amenities, a bus service to the town centre and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



## FLOOR PLANS



Total area: approx. 999.9 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## INSIDE THE PROPERTY

### ENTRANCE HALL

### LOUNGE

10'3" x 21'1" (3.12m x 6.42m)

A pleasant room with bay window overlooking the garden and the formal reception area to the front.

### DINING ROOM

9'6" x 8'11" (2.90m x 2.72m)

Window overlooking the rear garden.

### KITCHEN

9'6" x 11'10" (2.90m x 3.61m)

Neatly appointed with a range of matching modern units with integrated appliances.

From the living room a STAIRCASE with handrail and balustrade rises to a SPACIOUS FIRST FLOOR LANDING

### BEDROOM 1

10'3" x 11'3" (3.12m x 3.44m)

Built in wardrobes

### BEDROOM 2

9'8" x 11'3" (2.95m x 3.44m)

Built in wardrobe.

### BEDROOM 3

6'9" x 6'11" (2.06m x 2.12m)

### BATHROOM

Neatly appointed with a modern panelled bath with shower  
Hand basin  
wc.

## OUTSIDE THE PROPERTY

### DETACHED BRICK BUILT GARAGE

With up and over door.

TO THE FRONT there is a neatly kept forecourt which is laid to lawn with a double width drive providing ample parking with a pathway extending to the formal reception area.

To the rear there is a particularly good sized WEST FACING GARDEN with patio area, lawn and floral borders. The whole well enclosed by closely boarded wooden fencing on all sides, with a host of mature trees to the rear boundary.

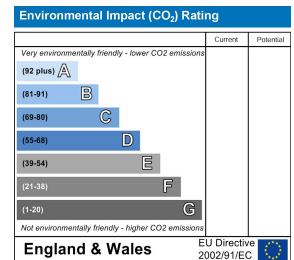
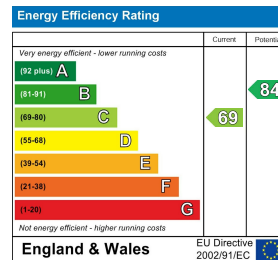


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 Welshpool Road and after some distance turn left into Gains Park Way. First left into Gains Avenue and continue for a further distance, eventually turning left into Painswick Close where the property will be found towards the end of the cul-de-sac 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

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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