



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

4 Coniston Road, Shrewsbury, SY1 4EB

£240,000 Region

To view this property please call us on **01743 236 800** Ref: T8057/SL/lrd

A recently refurbished and much improved three bedroom semi-detached house, situated in a popular and convenient location with a pleasant outlook to the front overlooking a public amenity space.

The property has been newly refurbished to provide well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and briefly comprises: entrance hall, cloakroom, lounge, open plan kitchen/dining room, three bedrooms and bathroom. Driveway parking and low maintenance gardens to the front and rear. The property also benefits from gas fired central heating and double glazing (both recently installed).

The property is placed in a popular and convenient location within reach of local amenities including shops and schools, bus service to the town centre, and within easy reach of the Shrewsbury bypass and the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Refitted with a modern, white wash hand basin and low flush wc

LOUNGE

13'5" x 10'5" (4.1 x 3.2)

Walk in bay window to the front

Feature electric fire

KITCHEN / DINING ROOM

18'0" x 11'5" (5.5 x 3.5)

Refitted with a range of attractive high-gloss units with integrated appliances.

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

13'1" x 9'10" (4.0 x 3.0)

Bay window to the front

BEDROOM 2

11'5" x 10'2" (3.5 x 3.1)

Window to the side

Fitted wardrobe

BEDROOM 3

6'10" x 6'6" (2.1 x 2.0)

Window to the rear

BATHROOM

Refitted with modern white suite

Panelled bath

Walk-in shower unit

Inset wash hand basin with under cupboard, and low flush wc

OUTSIDE THE PROPERTY

To the front, the property occupies an enviable corner plot, with a wide frontage with pedestrian access and driveway providing parking.

The garden is laid predominantly to lawn with an ornamental arch and gateway to the rear where there is a low maintenance garden with raised beds and useful storage shed.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along Castle Foregate and Ditherington Road to the Heathgates island, taking the first exit onto the Whitchurch Road. Continue for a further distance eventually turning left into Coniston Road where the property will be found after a further short distance 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

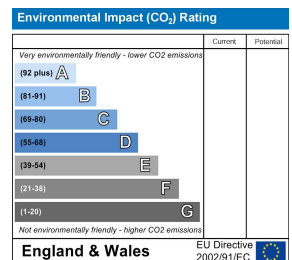
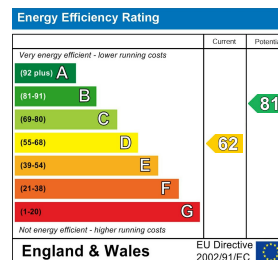
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: B

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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