



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

36 Kendal Road, Shrewsbury, SY1 4ER

**Offers in the Region of
£215,000**

To view this property please call us on **01743 236 800** Ref: T8130/SL/KQ

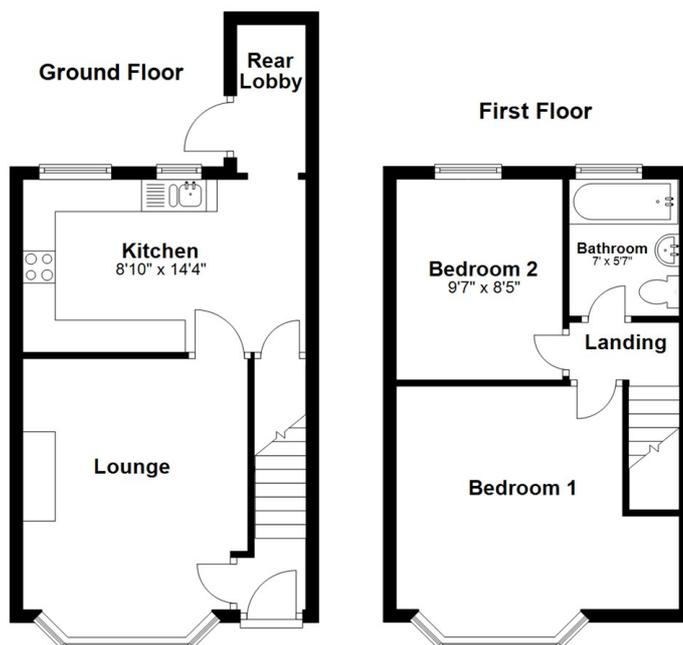
This well maintained two bedroom terraced home is situated in a quiet cul-de-sac.

This two bedroom property has been carefully looked after and is presented in good condition throughout and benefits from gas fired central heating and double glazing. The accommodation offers comfortable living space including a particularly well fitted kitchen with bright and practical interiors suited to modern living. This appealing home would make an excellent purchase for first time buyers or downsizers seeking a property in a convenient popular residential location.

The property is situated in this popular and convenient residential area and occupies an enviable end of cul-de-sac position. The property is well placed within reach of local shops, schools, recreational facilities and frequent bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens.



FLOOR PLANS



Total area: approx. 653.4 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

12'10" x 11'5" (3.91m x 3.48m)

KITCHEN

8'10" x 14'4" (2.69m x 4.37m)

Fitted with an attractive range of modern units

REAR LOBBY

Door to garden

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'5" x 11'6" (3.48m x 3.50m)

BEDROOM 2

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

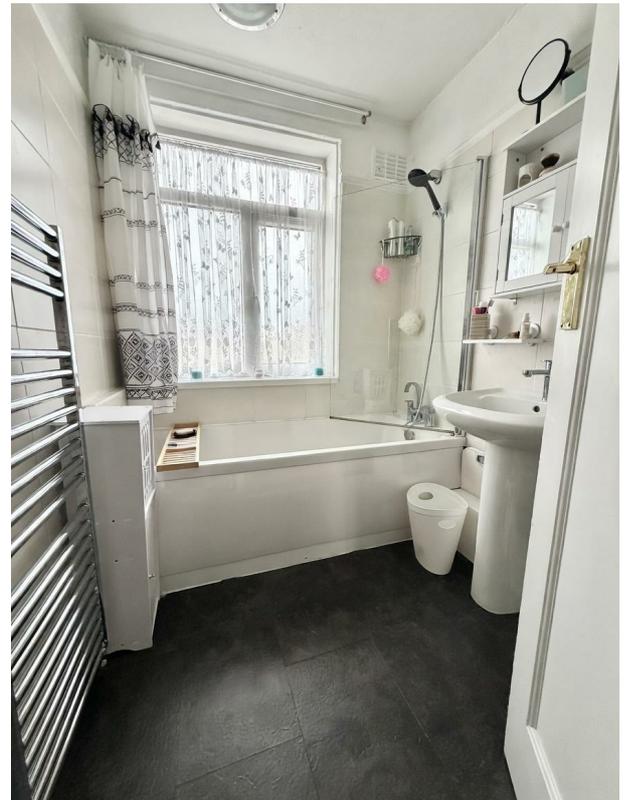
BATHROOM

Panelled bath with shower over and glass shower screen
Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a generous forecourt to the front providing ample parking space and serving the reception area.

To the rear, the property boasts a generous garden which has been thoughtfully improved and well cared for by the current owner, providing an attractive outdoor space, ideal for relaxation or entertaining.

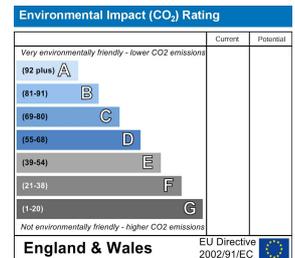
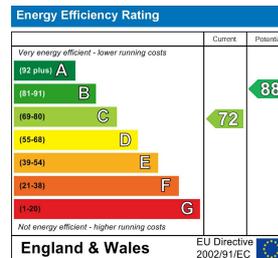


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ditherington Road to the Heathgates Island. Take the first exit into Whitchurch Road. Continue to the second set of traffic lights, turning left into Kendal Road. Turn right continuing on Kendal Road and 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: A

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. Images may have been enhanced.

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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