



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

62 Kendal Road, Shrewsbury, SY1 4ES

**Offers in the Region
of £165,000**

To view this property please call us on **01743 236 800** Ref: T8122/SL/KQ

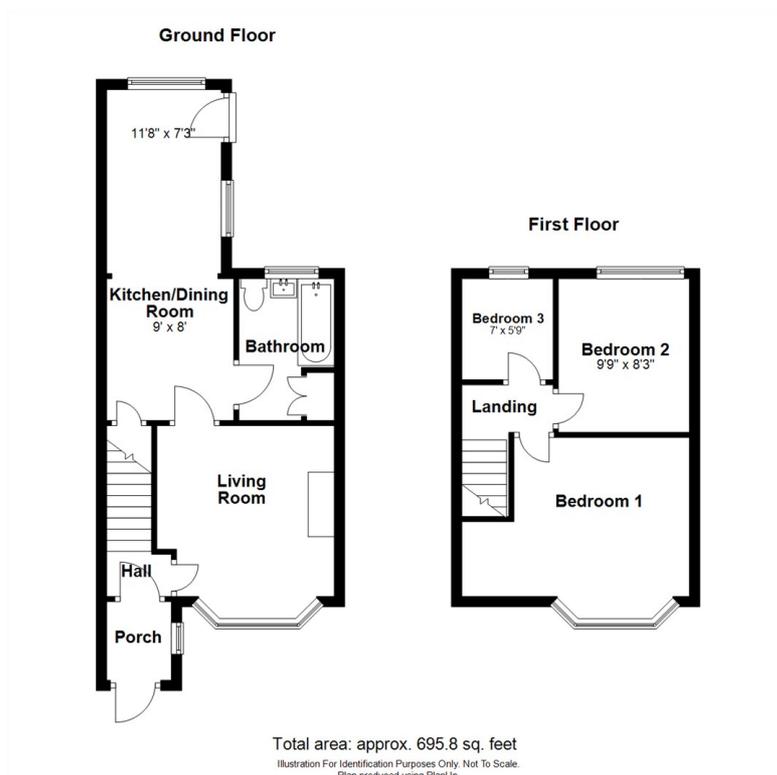
A mature three bedroom terraced house requiring modernisation and improvement.

This mature three bedroom property is capable of an attractive layout and benefits from large enclosed garden and gas fired central heating.

The property is well placed at the end of the pleasant cul-de-sac and is conveniently situated within easy reach of excellent amenities including shops, schools, bus service to the town centre and within easy reach of the Shrewsbury bypass with M54 motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

10'10" x 11'2" (3.30m x 3.40m)

KITCHEN / DINING ROOM

9'0" x 8'0" (2.74m x 2.44m)

GROUND FLOOR BATHROOM

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'1" x 6'7" (3.07m x 2.00m)

BEDROOM 2

9'9" x 8'3" (2.97m x 2.51m)

BEDROOM 3

7'0" x 5'9" (2.13m x 1.75m)

OUTSIDE THE PROPERTY

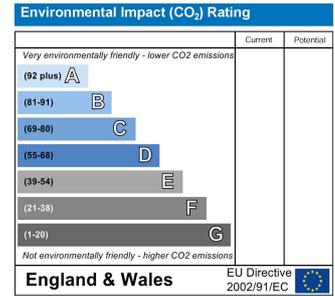
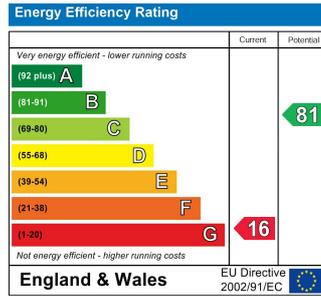
Garden to the front which is capable of an attractive layout.

Good sized rear garden offering pleasant outdoor space. The garden would benefit from general maintenance with the potential to create an attractive and manageable outdoor area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A5112 Whitchurch Road. Continue for some distance and at the second set of traffic lights, turn left into Kendal Road and first right onto Kendal Road. Continue to the bottom, where the property will be found on the right hand side.



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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