



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

42 White Lodge Park, Shawbury, Shrewsbury, SY4 4NT

£249,900

To view this property please call us on **01743 236 800** Ref: C7505/WM/lrd

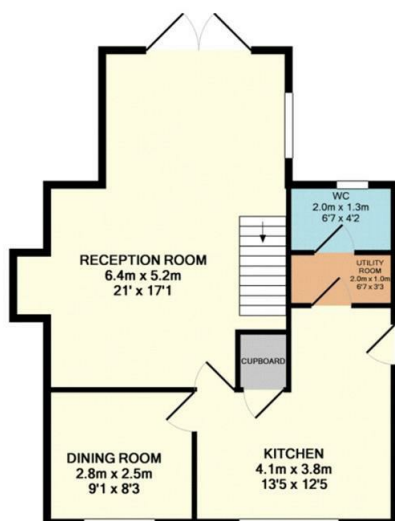
A well presented and well maintained 3 bedroom semi detached family home.

This well presented and well maintained three bedroom semi-detached house with rooms of pleasing dimensions throughout, briefly comprises: WC, kitchen, utility, dining room, reception room on the ground floor; three bedrooms and family bathroom on the first floor. Single garage and neatly kept rear garden.

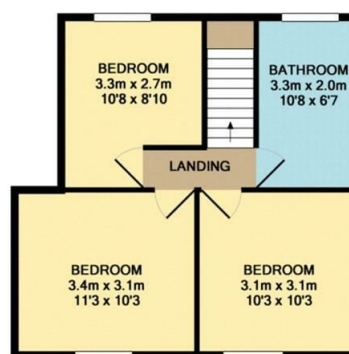
The property is pleasantly situated in a quiet cul-de-sac position within the popular village of Shawbury where there is an excellent range of local amenities including primary school, village church, local Co-Op and butchers, the renowned Fox & Hounds public house and a frequent bus service. Shawbury is well placed for easy commuter access to Shrewsbury, Telford and Newport.



FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 51.6 SQ.M.
(555 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.0 SQ.M.
(420 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.6 SQ.M. (975 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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INSIDE THE PROPERTY

WC

6'6" x 4'3" (2.0 x 1.3)

KITCHEN

13'5" x 12'5" (4.1 x 3.8)

A range of matching wall and base units

Window to the front

UTILITY ROOM

6'6" x 3'3" (2.0 x 1.0)

DINING ROOM

9'2" x 8'2" (2.8 x 2.5)

Window to the front

RECEPTION ROOM

20'11" x 17'0" (6.4 x 5.2)

Spacious with doors leading to the rear garden

From the reception room, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

11'1" x 10'2" (3.4 x 3.1)

Window to the front

BEDROOM 2

10'2" x 10'2" (3.1 x 3.1)

Window to the front

BEDROOM 3

10'9" x 8'10" (3.3 x 2.7)

Window to the rear

BATHROOM

10'9" x 6'6" (3.3 x 2.0)

White suite:

Panelled bath

Low flush wc

Wash hand basin

OUTSIDE THE PROPERTY

The property is approached over a concrete driveway with an area predominantly laid to lawn. There is space for two cars and access to the single garage.

To the rear of the property, there is an area predominantly laid to lawn, with floral and shrubbery borders, enclosed by wooden fencing and an area perfect for entertaining.



From Shrewsbury, proceed out of town on the A5191. Continue along this road until you reach Battlefield roundabout. Take the third exit onto the A53 and continue along this road until you reach Shawbury. Take a right turn onto White Lodge Park, a left, then first right where the property will be found on the left hand side.



Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones