



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Golden Arrow Court, Longden, Shrewsbury, SY5 8FA

**£300,000 Offers
Around**

To view this property please call us on **01743 236 800** Ref: C7605/WM/KQ

An immaculately presented three bedroom semi-detached house.

This modern three bedroom semi-detached house is immaculately presented and provides spacious accommodation briefly comprising; entrance hall, living room, dining room, kitchen, cloakroom. Master bedroom with en suite shower room, two further bedrooms and bathroom. Garage and parking. Enclosed rear garden enjoying open views to the rear. The property benefits from gas fired central heating with underfloor heating to the ground floor and double glazing.

The property occupies a pleasant position on this small and exclusive residential development, situated on the fringe of this popular village which has a range of good local amenities including schools, a village store/post office, public house and is also well placed for easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

Floorplans

Floorplan



We warrant every attempt has been made to ensure the accuracy of the floorplan information. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any variations or misstatements. This plan is for illustrative purposes only and should not be used as a guide to any dimensions or measurements. The services, fixtures and appliances shown here are for illustrative purposes only and do not constitute any warranty or affirmation of any kind. Please see the agent's report for further details.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'10" x 13'0" (4.22m x 3.96m)

Bay window to the front

Understairs store cupboard

DINING ROOM

9'8" x 7'7" (2.95m x 2.31m)

French doors to rear garden

KITCHEN

13'0" x 8'6" (3.96m x 2.59m)

Fitted with a range of matching wall and base units

Fitted oven with hob and extractor hood over

Window to the rear

Door to side of property

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'0" x 9'9" (3.35m x 2.97m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Heated towel rail

BEDROOM 2

9'9" x 9'3" (2.97m x 2.82m)

BEDROOM 3

7'6" x 8'4" (2.29m x 2.54m)

BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

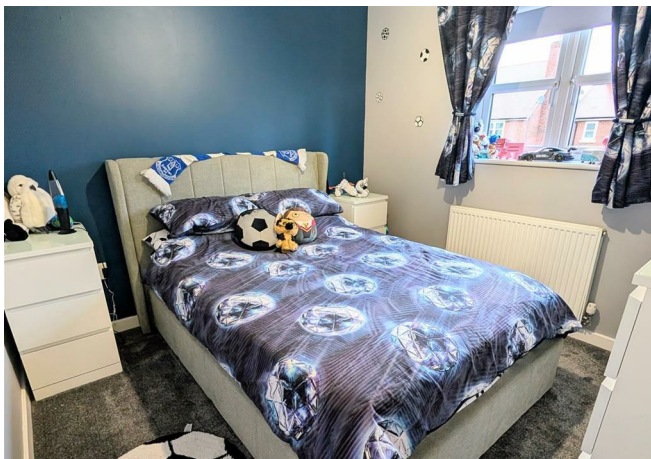
OUTSIDE THE PROPERTY

SINGLE GARAGE

Personal door to garden

The property is approached over brick paved driveway providing parking and leading to the Garage, flanked by additional parking area and lawn with shrub beds.

Enclosed REAR GARDEN laid to gravel and large paved patio for ease of maintenance. The garden is enclosed on all sides and enjoys open views to the rear over fields.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A488 Longden Road, proceeding through Hook-A-Gate and Annscroft. On entering Longden turn left onto School Lane, then after a short distance left again onto Golden Arrow Court where the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

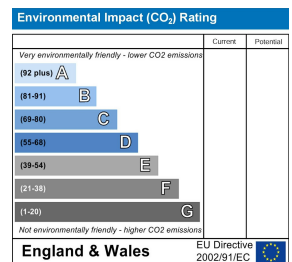
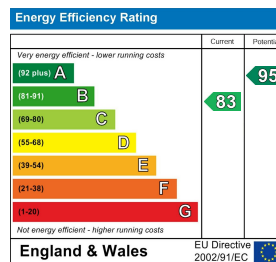
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: C

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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