



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**36 Shaw Road, Shrewsbury, SY2 5XP**

**£190,000 Region**

To view this property please call us on **01743 236 800** Ref: T7613/WM/KQ



# A particularly well appointed two bedroom terraced house.

This two bedroom terraced house provides well proportioned accommodation briefly comprising; entrance hall, living room, dining room/kitchen, utility, two bedrooms and bathroom. The property benefits from gas fired central heating and double glazing. Garden to front and rear.

The property occupies a very pleasant position on this popular residential development, close to good local amenities, popular schools and on a frequent bus service to the town centre.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

13'5" x 10'3" (4.08m x 3.12m)

Laminate flooring

Window to the fore

### KITCHEN / DINING ROOM

9'11" x 13'7" (3.03m x 4.14m)

Tiled floor

Range of wall and base units

### UTILITY AREA

4'5" x 5'2" (1.34m x 1.58m)

Door to rear.

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with access to roof space and large airing cupboard.

### BEDROOM 1

11'8" x 10'2" (3.55m x 3.09m)

Two windows to the fore

### BEDROOM 2

11'8" x 7'1" (3.56m x 2.17m)

Window to the rear

### BATHROOM

Fitted with a white suite comprising;

Panelled bath with shower over

Wash hand basin, wc

### OUTSIDE THE PROPERTY

The property is divided from the road by lawn area with paved path to reception area.

Enclosed REAR GARDEN laid to lawn with paved pathway.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights. Turn left onto Monkmoor Road. Continue for some distance, eventually turning right into Clive road and after a short distance, turn left into Forest Way. Proceed to the end and turn right into Frith Close and left into Shaw Road, where 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: 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

### 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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