



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

47 Rondel Street, Shrewsbury, SY1 4FA

**Offers in the Region of
£239,000**

To view this property please call us on **01743 236 800** Ref: T8085/SL/KQ

This beautifully presented and 'ready to move into' property offers a blend of style and comfort and practicality ideal for first time buyers, growing families or somebody choosing to downsize.

This beautifully presented semi-detached house includes a welcoming entrance hall with cloakroom, spacious lounge, a stylish kitchen/dining area, master bedroom with en suite shower room, two further bedrooms and bathroom. The property is immaculately presented with the benefit of neutral tones throughout and benefits from gas fired central heating and double glazing.

The property is situated on the fringe of this popular, conveniently placed and established residential development, within easy reach of excellent amenities including shopping facilities, schools, bus service to the town centre and the Shrewsbury by pass which allows ease of access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

14'2" x 12'0" (4.32m x 3.66m)

A pleasant room with window to the front

Built in understairs store cupboard

KITCHEN / DINING ROOM

8'8" x 15'3" (2.64m x 4.64m)

Neatly appointed and fitted with a range of matching modern units

Window and glazed French doors opening onto the rear garden

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with access to roof space and built in linen cupboard with shelving.

MASTER BEDROOM

8'11" x 6'7" (2.72m x 2.00m)

Window to the front

Single door built in wardrobe

EN SUITE SHOWER ROOM

Large walk in shower with Direct mixer shower

Pedestal wash hand basin, wc

BEDROOM 2

7'7" x 9'2" (2.31m x 2.79m)

Window to the rear garden

BEDROOM 3

7'7" x 5'9" (2.31m x 1.74m)

Window overlooking the rear garden

FAMILY BATHROOM

Neatly appointed with a white suite comprising;

Modern panelled bath with Direct mixer shower and shower screen

Wash hand basin, wc

OUTSIDE THE PROPERTY

To the front is a tarmacadam forecourt providing ample parking space with a paved area serving the reception area.

There is a neatly kept REAR GARDEN with an extensive paved patio and neatly kept lawn with borders containing a variety of ornamental trees and a further gravelled area with a rustic arbour feature providing an ideal social entertaining space, ideal for alfresco dining etc.



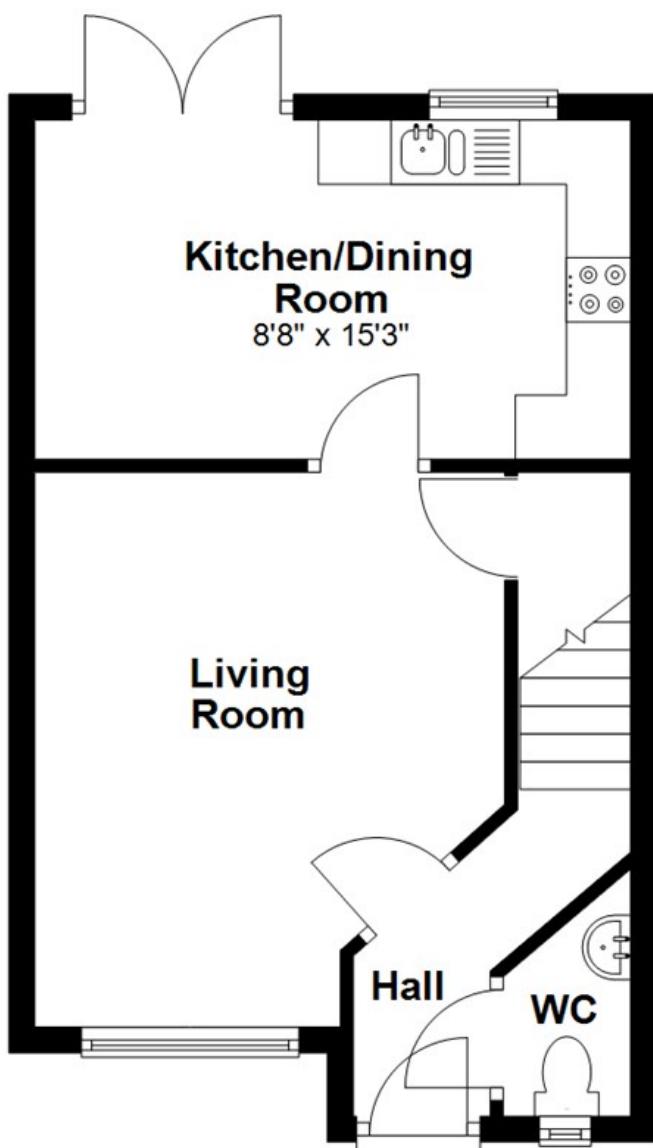




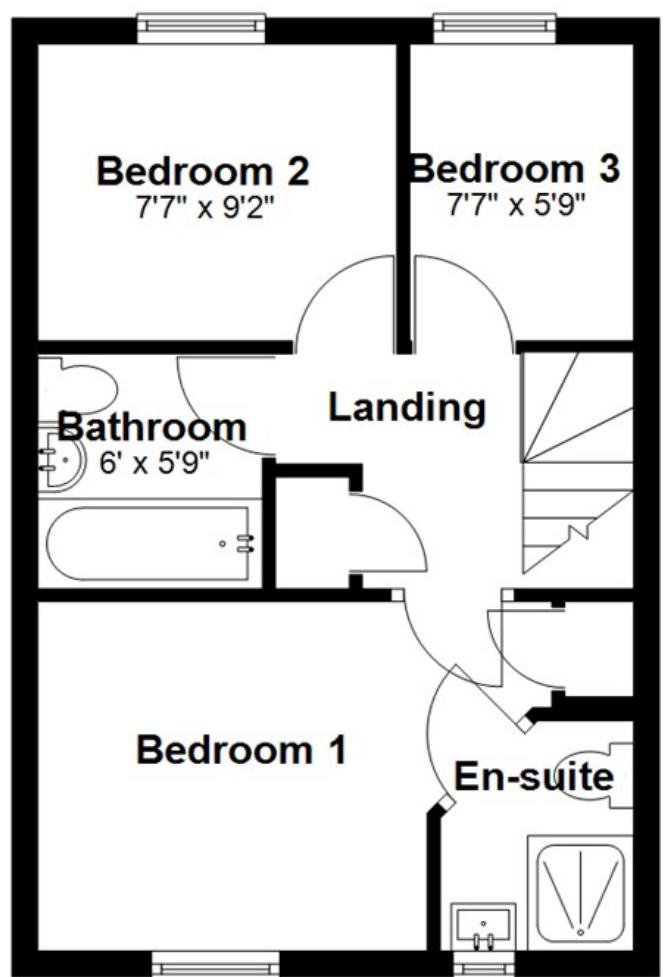


FLOOR PLANS ...

Ground Floor



First Floor

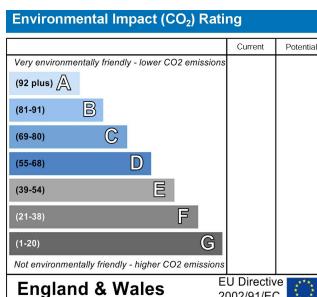
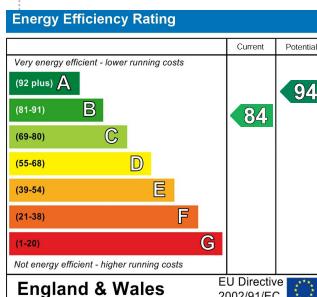


Total area: approx. 720.8 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Whitchurch Road, through the traffic lights to Battlefield Road. Continue for some distance, eventually turning right into Shillingston Drive. Turn left into Rondel Street, where the property will be found.



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

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