



**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

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# 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.



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## 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.



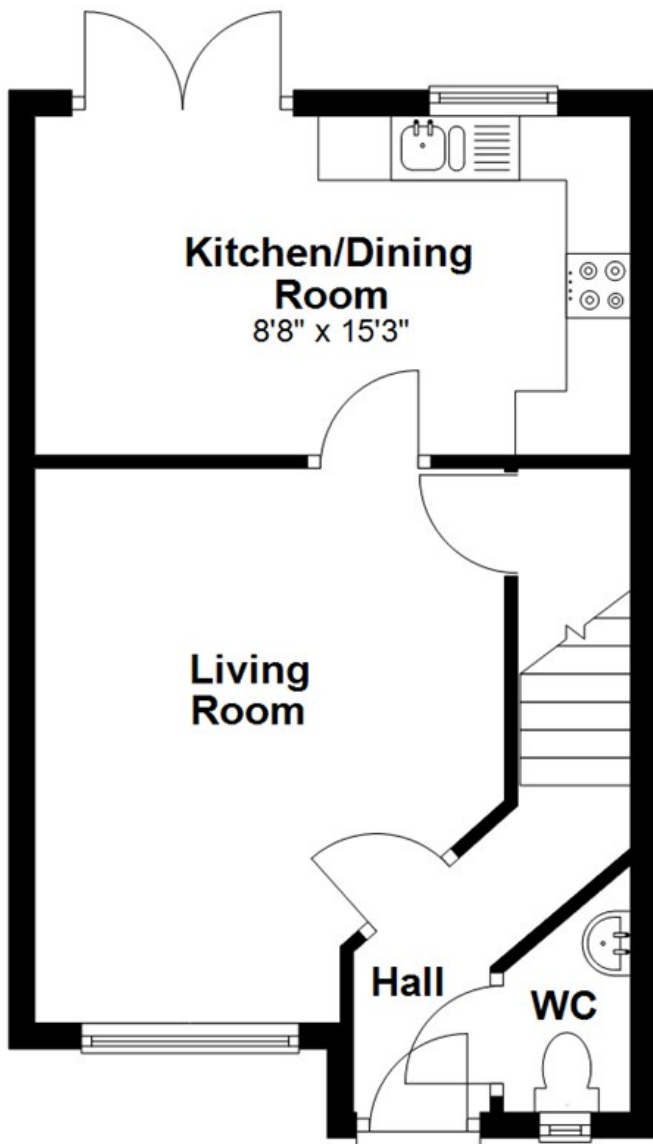




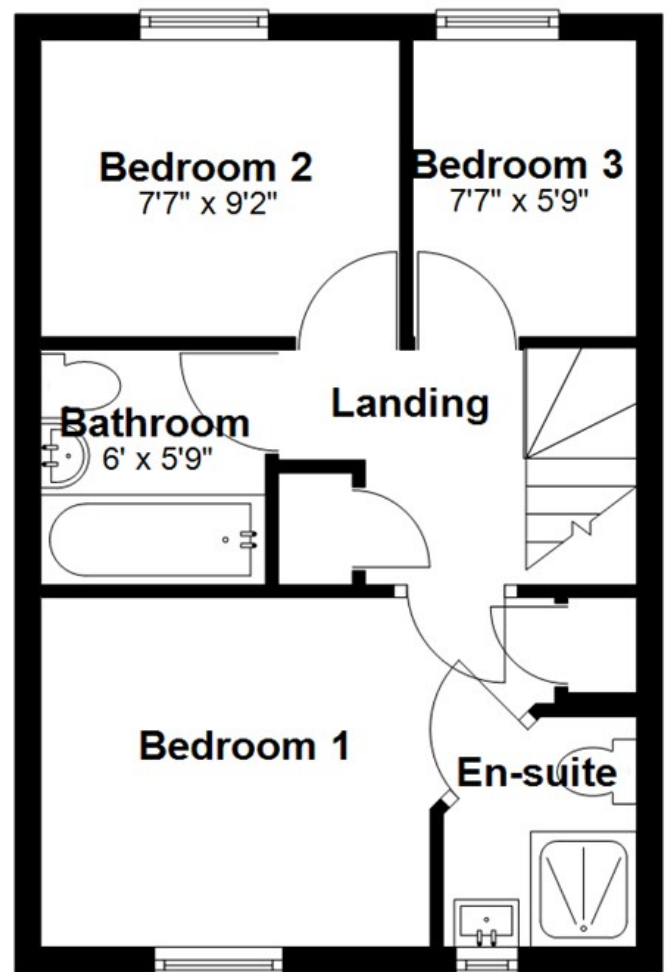


## FLOOR PLANS ...

### 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.

| 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 | 94        |

| 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 |           |



## 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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