



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

42 Avondale Drive, Shrewsbury, SY1 2UA

£270,000 Region

To view this property please call us on **01743 236 800** Ref: T7685/WM/KQ

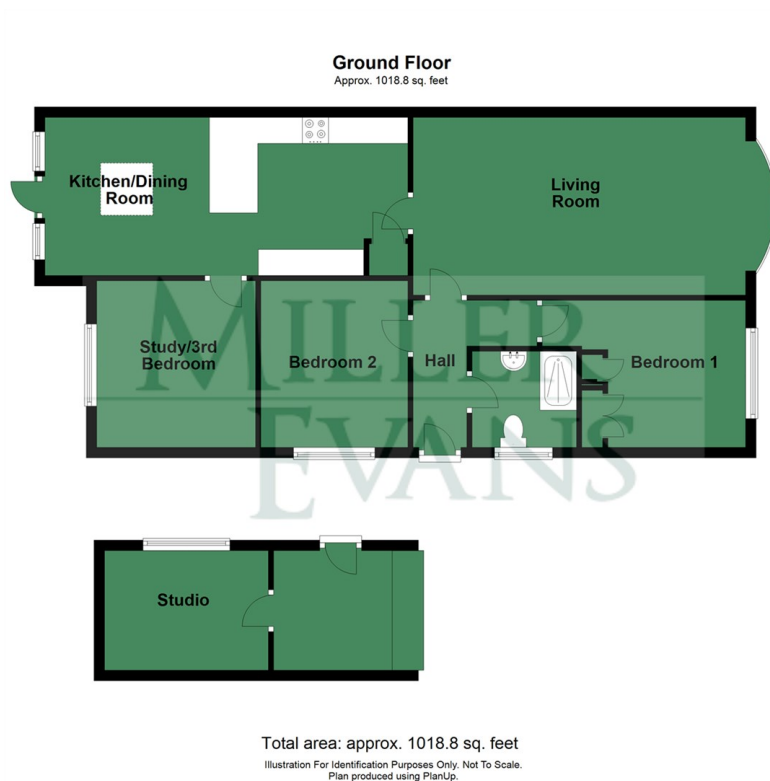
A neatly kept and well appointed, two/three bedroom semi-detached bungalow.

This neatly kept and well appointed, two/three bedroom semi-detached bungalow has been much improved to provide well planned and well proportioned accommodation throughout. The property benefits from triple glazed windows to the front and gas fired central heating. There is a superb rear extension which allows access to the rear garden and the garage has been converted into a studio room (can be returned to a garage if required).

The property occupies a popular and convenient location close to excellent local amenities, including shops, schools and the nearby town centre, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

11'1" x 20'10" (3.39m x 6.35m)

A pleasant room with large bay window overlooking the front

KITCHEN / DINING ROOM

9'11" x 22'9" (3.02m x 6.93m)

Neatly appointed with a range of matching wall and base units

Integrated appliances

Pantry

Door to patio

BEDROOM 1

9'3" x 12'9" (2.81m x 3.88m)

Bespoke fitted wardrobes

BEDROOM 2

10'5" x 9'3" (3.18m x 2.81m)

Fitted double sliding wardrobes

BEDROOM 3 / STUDY

10'5" x 9'11" (3.18m x 3.03m)

SHOWER ROOM

Walk in shower

Vanity units including integral laundry basket.

Wash hand basin, wc

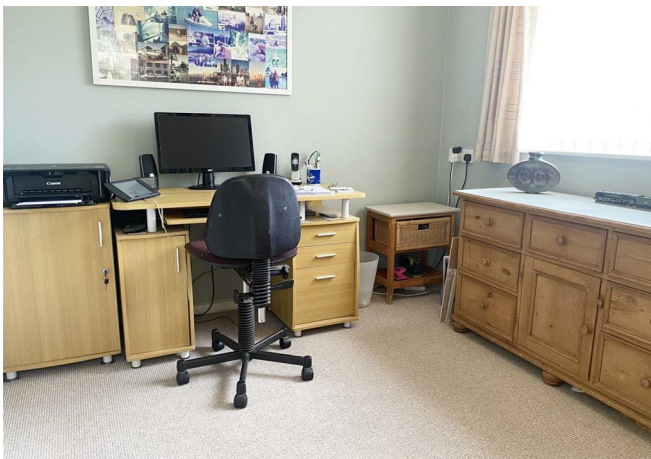
OUTSIDE THE PROPERTY

STUDIO

Door to rear garden

The property is divided from the road by tarmacadam driveway providing ample parking, flanked by gravelled area with shrub beds and plants. Side access gate into the rear garden.

Enclosed REAR GARDEN laid to lawn with paved patio and shrubbery borders and mature hedging.

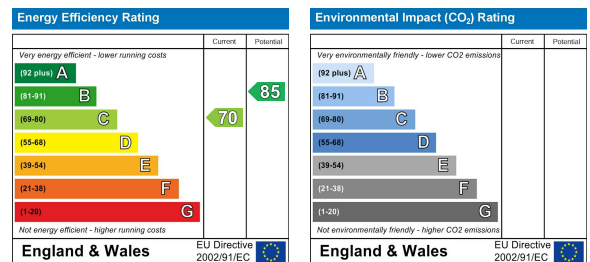


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate. After a short distance, turn right into New Park Road. Continue to the junction and bear right, continuing on New Park Road. Turn right into Avondale Drive, where the property will eventually 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.

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



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

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