



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Netherway, Radbrook, Shrewsbury SY3 6DD**

**£200,000 Region**

To view this property please call us on **01743 236 800** Ref: T7052/GM/MU

# A neatly kept and well presented, modern, 2 bedroomed, semi detached property.

This neatly kept and well presented, modern, 2 bed roomed semi detached property provides well planned and well proportioned accommodation throughout and briefly comprises : entrance hall, living room, kitchen/breakfast room, 2 good sized bedrooms and a modern bathroom. Good sized and neatly kept front and rear gardens. Ample parking. The property also benefits from double glazing and gas-fired central heating.

The property occupies a pleasant and convenient position in this popular residential area, close to excellent local amenities including good schools, local shops, a frequent bus service to the nearby town centre the Royal Shrewsbury Hospital and is also well placed for easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS

**Ground Floor**  
Approx. 295.0 sq. feet



**First Floor**  
Approx. 292.2 sq. feet



Total area: approx. 587.2 sq. feet

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

## INSIDE THE PROPERTY

### ENTRANCE HALL

Window to the side.  
Door leading to :

### LIVING ROOM

13'10" x 10'0" (4.21m x 3.06m)  
Bay window to the front.

### KITCHEN/BREAKFAST ROOM

7'11" x 13'3" (2.41m x 4.04m)  
Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over and tiled splash  
4 ring gas cooker and space and plumbing for white goods  
Windows overlooking the rear garden.  
Understairs storage.  
Side door leading out to the parking area.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING window to the side. Access to loft. Built in airing cupboard.

### BEDROOM 1

10'3" x 13'3" (3.13m x 4.04m)  
Fitted wardrobes  
Window to the front.

### BEDROOM 2

9'1" x 6'10" (2.76m x 2.08m)  
Window to the rear.



### BATHROOM

Fitted with a modern white suite comprising panelled bath with shower over  
Low flush wc  
Pedestal wash hand basin  
Tiled floor and walls  
Window to the rear.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a shared driveway leading to the property's own private driveway. Neatly kept FRONT GARDEN laid to lawn with inset shrubs. To the side there is a covered parking area with space for 2/3 cars.

Off the driveway is a wooden pedestrian gate which leads through to the SOUTH FACING REAR GARDEN which is neatly kept and well presented with a good sized patio area, raised lawned area and further paved area with garden shed. Herbaceous borders, the whole enclosed on all sides by brick walling and fencing.

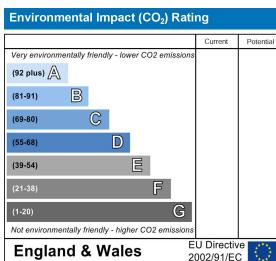
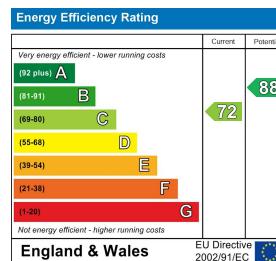


## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed over the Welsh Bridge to the Frankwell island taking the first exit onto Copthorne Road, second left onto Pengwern Road and proceed to the junction turning right onto Porthill Road. At the island proceed straight over continuing on Radbrook Road and at the mini island turn left onto Bank Farm Road. Follow this road for a short distance before turning left onto Amber Hill, then first right onto Netherway. Follow the road around 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

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.

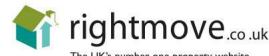
### IMPORTANT NOTICE

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.

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The UK's number one property website

### Head Office:

Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
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South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
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