



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Ladycroft Close, Shrewsbury, SY3 6BB

**Offers in the Region
of £150,000**

To view this property please call us on **01743 236 800** Ref: T8084/SL/KQ

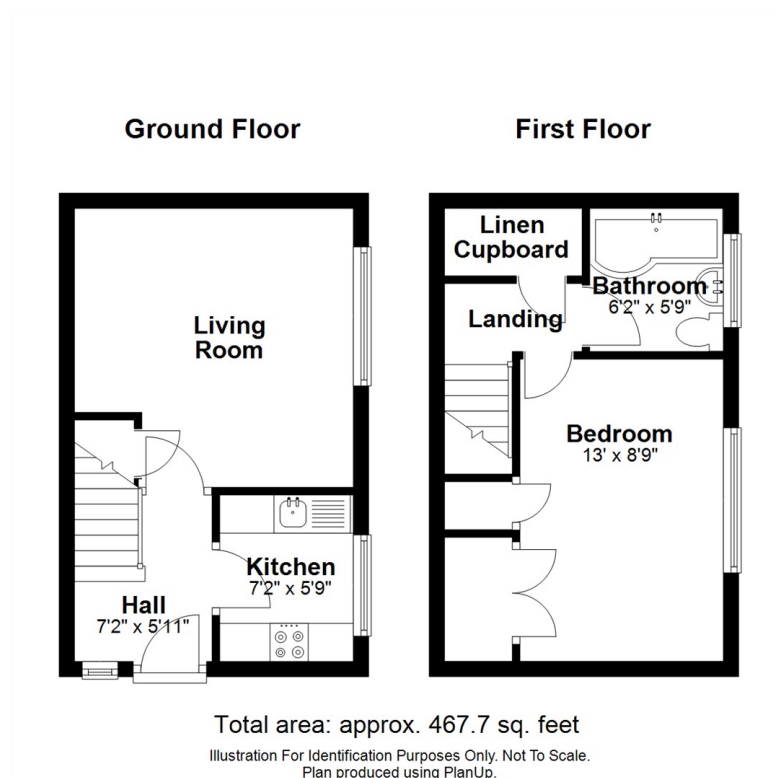
A modern one bedroom terraced starter home, situated on this popular and conveniently placed residential development, close to amenities.

This one bedroom starter home provides well planned accommodation and benefits from gas fired central heating and double glazing, briefly comprising; entrance hall, living room, kitchen, bedroom and bathroom. Garden to the front and side. Designated parking space.

The property is well placed in a cul-de-sac position on this popular residential development, situated on the Western fringe of Shrewsbury, close to amenities including local shops, schools, the Royal Shrewsbury Hospital, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

KITCHEN

7'2" x 5'9" (2.18m x 1.75m)

Fitted with a range of matching units

LIVING ROOM

12'0" x 12'0" (3.66m x 3.66m)

Window overlooking the front garden

Built in understairs store cupboard

From the entrance hall, STAIRCASE rising to FIRST FLOOR LANDING with large walk in linen cupboard, access to roof space.

BEDROOM

13'0" x 8'9" (3.96m x 2.67m)

Double door built in wardrobe

Further single door store cupboard

Window overlooking the front garden

BATHROOM

Shower bath with Direct mixer shower over with shower screen

Pedestal wash hand basin, wc

OUTSIDE THE PROPERTY

There is a garden to the front and side laid to lawn with a rockery area, including an enclosed gravel area to the left of the property. Designated parking space to the left. Steps to the reception area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. After some distance, turn left into Bank Farm Road for some distance, turning left into Torrin Drive. Turn right into Ladycroft Close, 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

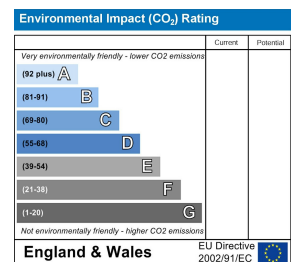
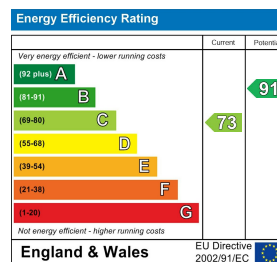
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: A

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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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