



**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.

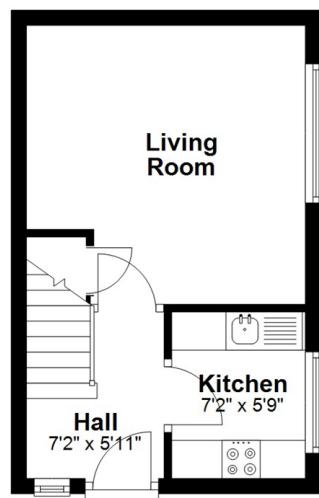
This one bedroom starter home provides well planned accommodation and benefits from gas fired central heating and double glazing, briefly comprising; entrance hall, living room, kitchen, bedroom and bathroom. Garden to the front and side. Designated parking space.

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.

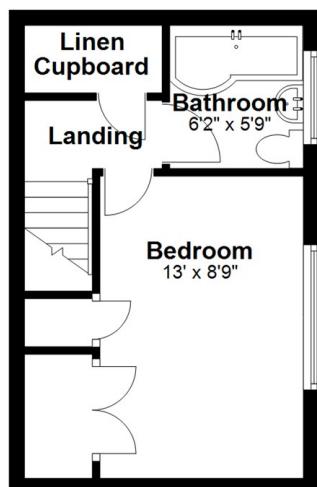


FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 467.7 sq. feet

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

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.

FIND OUR PROPERTIES ON:



The UK's number one property website

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