



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Winberry Drive, Bowbrook, Shrewsbury,
SY5 8QN**

**£80,000 Region
For 30% Share**

To view this property please call us on **01743 236 800** Ref: T7301/GM/KQ

A well presented and neatly kept, modern, two bedroom semi-detached house.

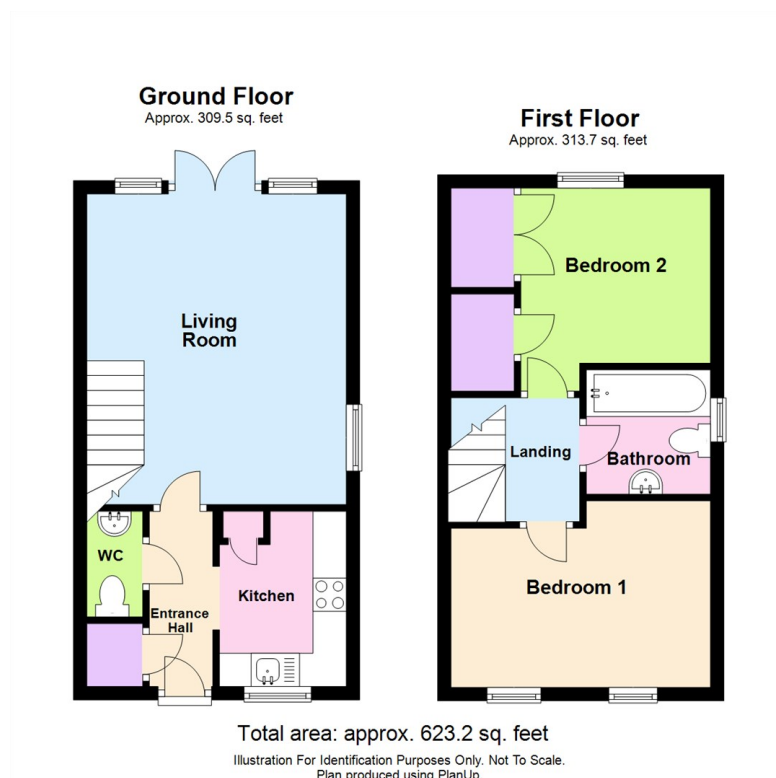
30% OWNERSHIP OF THIS MODERN TWO BEDROOM SEMI-DETACHED HOUSE. For more details please contact Miller Evans 01743 236800.

This neatly kept and well presented, modern, two bedroom semi-detached house provides well planned and well proportioned accommodation briefly comprising; entrance hall, kitchen, cloakroom, living room, two double bedrooms and bathroom. Neatly kept rear garden. Allocated parking for one car with additional shared visitor parking available between no. 2 and the neighbouring property. The property benefits from gas fired central heating and PVCu double glazing. (Some white goods and furniture available by separate negotiation).

The property is situated on this modern development on the western fringe of Shrewsbury, well placed within reach of excellent schools, local shops, frequent bus service to the town centre, the Royal Shrewsbury Hospital and within easy reach of the Shrewsbury by-pass.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Good sized store cupboard

CLOAKROOM

Wash hand basin, wc

KITCHEN

8'8" x 6'3" (2.63m x 1.90m)

Fitted with a range of matching wall and base units comprising of cupboards and drawers with wood effect worktops over and tiled splash

Space and plumbing for white goods

Window to the front

LIVING ROOM

15'3" x 12'9" (4.66m x 3.89m)

French doors to rear garden

Window to the side

STAIRCASE rising from the living room to FIRST FLOOR LANDING

BEDROOM 1

7'10" x 12'9" (2.39m x 3.89m)

Windows to the front

BEDROOM 2

10'0" x 9'4" (3.04m x 2.84m)

Window to the rear

Built in wardrobe

Over stairs cupboard

BATHROOM

White suite comprising;

Panelled bath with shower screen and shower unit over

Wash hand basin, wc

Part tiled walls

OUTSIDE THE PROPERTY

Allocated parking space for one car.

Paved pathway leading to the reception area. Timber side gate leading to rear.

Good sized and neatly kept REAR GARDEN laid to lawn with paved patio area with well stocked floral and shrub borders. Garden shed. The whole is enclosed by closely boarded wooden fencing.

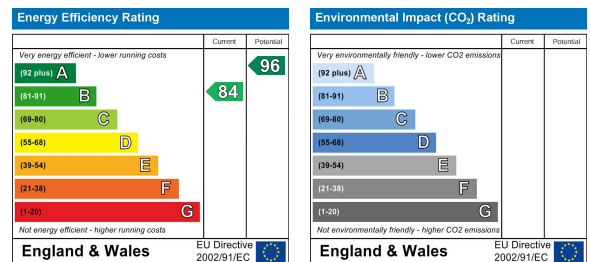


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue to the Mytton Oak Island, taking the second exit onto Mytton Oak Road. Continue for a further distance and at the second island, take the first exit into Squinter Pip Way after some distance turn left onto Whinberry Drive, 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 Leasehold 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.

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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