



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**9 Kingfisher Close, Shrewsbury, SY1 4TW**

**£265,000 Region**

To view this property please call us on **01743 236 800** Ref: T7994/SL/KQ



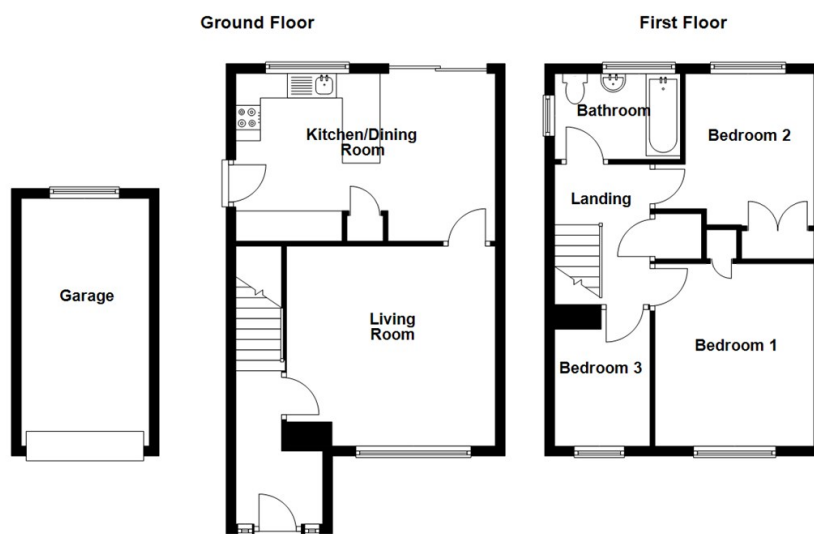
# A spacious, well presented, three bedroom semi-detached family home.

**NO UPWARD CHAIN** This well presented semi-detached home being sold with no upward chain provides spacious family accommodation briefly comprises; entrance hall, living room, kitchen/dining room, three bedrooms and bathroom. Garage and parking. Neatly kept gardens. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant position on this popular residential area, close to excellent local amenities including shops and schools and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



Total area: approx. 1039.4 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

13'5" x 14'0" (4.08m x 4.26m)

Window to the front

### KITCHEN / DINING ROOM

11'3" x 17'5" (3.42m x 5.30m)

Kitchen fitted with a range of matching wall and base units

Sliding doors to rear garden

Side door to driveway

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING

### BEDROOM 1

12'2" x 10'8" (3.72m x 3.25m)

### BEDROOM 2

12'5" x 7'3" (3.78m x 2.20m)

Built in wardrobe

### BEDROOM 3

9'2" x 6'5" (2.79m x 1.95m)

### BATHROOM

Panelled bath

Wash hand basin, wc

### OUTSIDE THE PROPERTY

### SINGLE GARAGE

Electric supply

The property is approached over a concrete driveway providing ample parking and access to the garage, flanked by lawned area with shrub beds and borders and pathway to the reception hall.

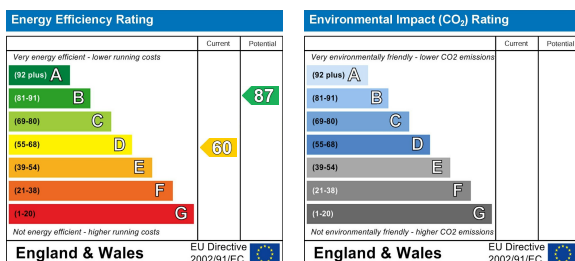
REAR GARDEN laid to lawn with paved patio and decked terrace, providing ideal seating area.





## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along St Michaels Street and Ditherington Road to the Heathgates Island. Take the second exit onto Sundorne Road. Continue to the last mini-island, turning left onto Featherbed Lane. Turn right onto Alberbury Drive. Follow the road for a short distance, turning right onto Kingfisher Close where the property will be found on the left hand side.



## 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: C

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.

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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