

**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Adams ridge, Shrewsbury, SY3 7TZ**

**£185,000 Region**

To view this property please call us on **01743 236 800** Ref: T7554/SL/MU

# A modern, 2 bedroomed semi detached house in a pleasant cul-de-sac position.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas-fired central heating and extensive double glazing.

Situated in a pleasant cul-de-sac position on this small established residential development, well placed within reach of excellent amenities including local shops, schools, bus service to the town centre and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.

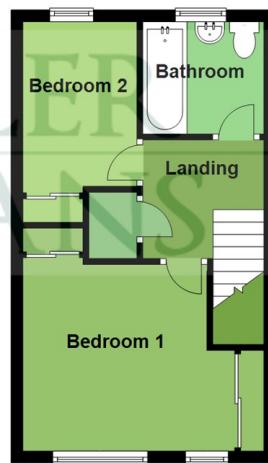


## FLOOR PLANS

**Ground Floor**  
Approx. 398.0 sq. feet



**First Floor**  
Approx. 317.2 sq. feet



Total area: approx. 715.1 sq. feet

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

## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

13'3" x 10'4" (4.04m x 3.15m)

A pleasant room with window overlooking the forecourt and the formal reception area to the front.

Archway to :

### KITCHEN/DINING ROOM

10'4" x 13'5" (3.15m x 4.09m)

Fitted with a range of matching units

Understairs store cupboard

Panelled and part glazed door with matching side screen to :

### CONSERVATORY

With full length picture windows and French doors to the garden.

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING with built in linen cupboard. Access to roof space.

### BEDROOM 1

12'5" x 10'3" (3.78m x 3.12m)

With 2 windows to the fore

2 double door built in wardrobes with mirror fronted sliding doors.

### BEDROOM 2

11'2" x 6'4" (3.40m x 1.94m)

Double door built in wardrobe with louvred style sliding doors  
Window overlooking the rear.

### BATHROOM

With panelled bath with electric shower unit over

Pedestal hand basin

WC low type flush.

## OUTSIDE THE PROPERTY

TO THE FRONT there is a shallow gravelled forecourt with a pathway serving the formal reception area.

To the rear there is a pleasant and easily maintained GARDEN with paved patio and terrace, raised floral borders and a gateway with pathway leading to the communal parking area with allocated parking space.

Agents Note: In accordance with the Estate Agents Act 1979, please be advised that this property is jointly owned by a Director of Miller Evans.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and around the gyratory system into Old Potts Way. Continue to the traffic island and take the third exit and continue to the next traffic island taking the third exit into Sutton Lane, first right into Adams Ridge and first right again where the property will be found at the bottom of the cul-de-sac.



## 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

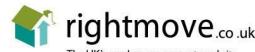
### LOCAL AUTHORITIES

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

Council Tax Band: B

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:



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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