



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**34 Little Harlescott Lane, Shrewsbury, SY1 3PY**

**Offers in the Region  
of £275,000**

To view this property please call us on **01743 236 800** Ref: T8112/SL/KQ



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# An immaculately presented and well appointed three bedroom semi-detached family home.

This three bedroom semi-detached home offers much improved and immaculately presented accommodation briefly comprising; entrance hall, living room, dining room, kitchen and conservatory, useful inner hall, three bedrooms and bathroom. Garage and ample parking. Well maintained gardens. The property also benefits from gas fired central heating and double glazing.

The property is situated in this popular and convenient residential area, close to excellent amenities including local shops and schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

13'5" x 12'10" (4.09m x 3.91m)

Bay window to the front

Opening to:

### DINING ROOM

10'6" x 8'2" (3.20m x 2.49m)

Sliding doors to:

### CONSERVATORY

10'10" x 9'10" (3.30m x 3.00m)

Door to rear garden

### KITCHEN

8'6" x 7'10" (2.59m x 2.39m)

Fitted with a range of matching wall and base units

Door to:

### INNER HALL

Door to front and rear of the property

Door to the garage

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING

### BEDROOM 1

13'9" x 8'6" (4.19m x 2.59m)

Built in wardrobes

### BEDROOM 2

10'6" x 9'10" (3.20m x 3.00m)

Built in store cupboard

### BEDROOM 3

8'10" x 8'2" (2.69m x 2.49m)

Built in store cupboard

### BATHROOM

7'7" x 5'3" (2.31m x 1.60m)

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

19'8" x 8'2" (5.99m x 2.49m)

The property is divided from the road by dwarf brick wall and approached over gravelled driveway providing ample parking and access to the garage and reception area. Wrought iron pedestrian gate leading to the rear garden.

Beautifully landscaped REAR GARDEN laid to lawn with large paved patio providing ideal seating/entertaining area, further paved patio to the rear and ornamental gravelled area, well stocked flower and shrub beds and borders. Garden store shed.







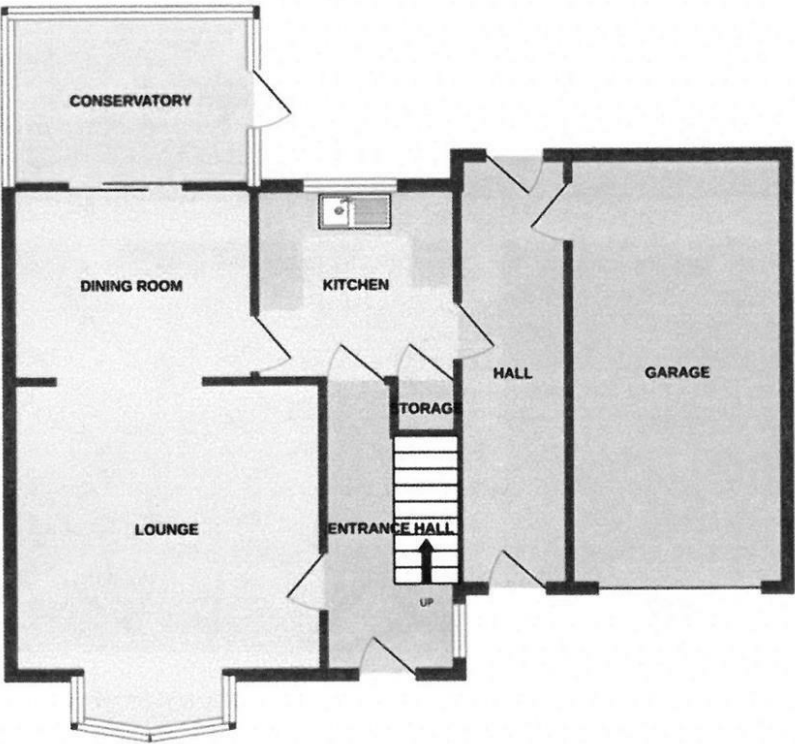




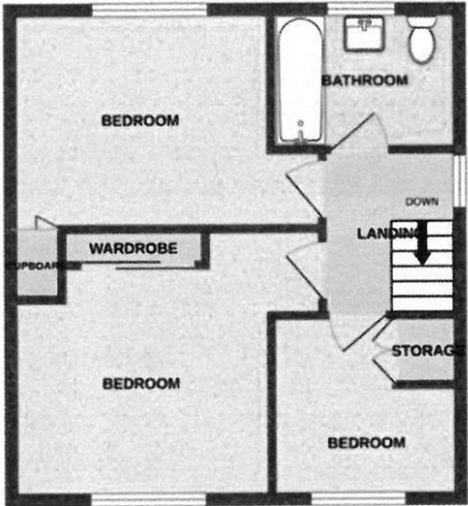


FLOOR PLANS ...

GROUND FLOOR



1ST FLOOR

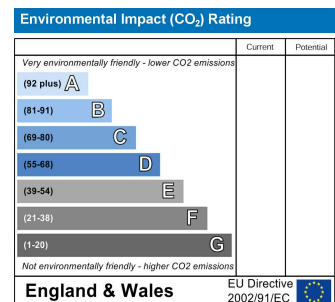
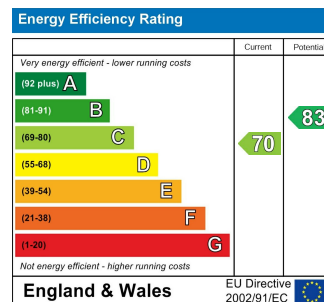




## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ellesmere Road. After some distance, turn right into Mount Pleasant Road. Turn left into Little Harlescott Lane. The property will be found after a short distance 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: 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.

### 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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