



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

53 Upper Road, Shrewsbury, SY3 9JP

£230,000 Region

To view this property please call us on **01743 236 800** Ref: T6760/SF/KQ

A mature, two bedroom semi-detached house with south facing garden.

This well maintained, semi-detached, two bedroom property provides well proportioned accommodation and benefits from gas central heating, double glazing, parking and well maintained south facing rear garden.

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



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE

11'11" x 11'4" (3.63m x 3.45m)

DINING ROOM

11'11" x 11'11" (3.63m x 3.63m)

KITCHEN

12'11" x 8'11" (3.94m x 2.72m)

Range of matching modern units
Large understairs Pantry

CONSERVATORY

CLOAKROOM

Wash hand basin, wc
Boiler

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

11'11" x 14'11" (3.63m x 4.55m)

BEDROOM 2

12'1" x 9'11" (3.68m x 3.02m)

OFFICE / STORE ROOM

5'11" x 5'11" (1.80m x 1.80m)

BATHROOM

Panelled bath with shower over,
Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached over double width drive providing parking and access to the reception area.

Side gate leading to south facing REAR GARDEN laid to lawn with large paved patio area with shrubbery beds and borders. Enclosed by fencing and a large feature brick wall.

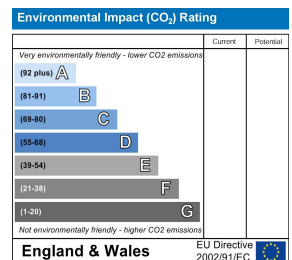
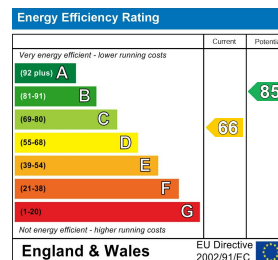


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophorne Road. Proceed to the next island turning left onto Roman Road. After some distance, turn right onto Upper Road. The property is the last semi-detached property on the left 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

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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