



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Eskdale Road, Telford Estate, Shrewsbury SY2 5UD

£250,000 Region

To view this property please call us on **01743 236 800** Ref: T7335/SL/MU

A spacious and extended, semi detached 4 bedroomed family house.

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

Situated on this popular and established residential development, well placed within reach of local amenities including shops, schools, a frequent bus service to the town centre and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

PORCH

LOUNGE

10'9" x 21'10" (3.28m x 6.65m)

A pleasant room with 2 windows
Fireplace feature

KITCHEN/DINING ROOM

9'6" x 21'10" (2.90m x 6.65m)

Kitchen fitted with a range of matching modern units.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

10'0" x 13'0" (3.05m x 3.96m)

BEDROOM 2

12'1" x 13'0" (3.68m x 3.96m)

BEDROOM 3

13'11" x 7'8" (4.24m x 2.34m)

BEDROOM 4

6'7" x 8'6" (2.01m x 2.60m)

BATHROOM

Panelled bath
Pedestal hand basin
WC

OUTSIDE THE PROPERTY

GARAGE

Window to side, double door.

TO THE FRONT the property occupies an enviable corner plot with gardens laid to lawn with floral and shrubbery borders and approached over a drive providing ample parking, serving the garage and the formal reception area.

There is a further enclosed area of GARDEN with a paved patio and terrace with raised floral and shrubbery display and further lawn. The whole well enclosed.

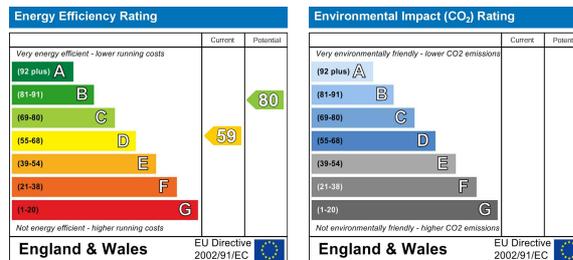


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Monkmoor Road. At the island take the second exit and turn right into Conway Drive. Continue along Conway Drive for a short distance turning left into Eskdale Road where the property will be found after a further 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

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones