



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**6 Painters Place, Bicton Heath, Shrewsbury, SY3 5PT**

**£350,000 Region**

To view this property please call us on **01743 236 800** Ref: T8010/WM/KQ

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# A neatly kept and much improved modern, detached three bedroom family house.

This modern three bedroom detached property has been much improved to provides well planned accommodation and benefits from gas fired central heating and double glazing. The accommodation briefly comprises; entrance hall, cloakroom, sitting room, kitchen/dining room, utility, conservatory, master bedroom with en suite shower room, two further bedrooms and bathroom. Garage, parking and south facing rear garden.

The property occupies an enviable cul-de-sac position on this popular and established residential development situated on the Western fringe of Shrewsbury, well placed within reach of excellent schools, the Royal Shrewsbury Hospital, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with access to the M54 motorway link.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LOUNGE

15'0" x 10'10" (4.57m x 3.30m)

Opening to:

### KITCHEN / DINING ROOM

8'7" x 11'0" (2.62m x 3.35m)

Newly fitted with a range of matching wall and base units

Integrated double oven, induction hob

Breakfast bar

French doors from dining area to Conservatory

### UTILITY ROOM

8'7" x 5'0" (2.62m x 1.52m)

Range of matching base units and inset sink

Door to rear garden

### CONSERVATORY

Picture windows and French door opening onto the rear garden.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

12'0" x 11'4" (3.66m x 3.46m)

Built in double wardrobe

### EN SUITE SHOWER ROOM

Modern suite with shower cubicle

Wash hand basin, wc

### BEDROOM 2

9'6" x 6'7" (2.90m x 2.00m)

### BEDROOM 3

6'2" x 8'5" (1.89m x 2.57m)

### BATHROOM

Fitted with a matching white suite comprising;

Panelled bath with shower over and glass shower screen

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

The property is set back from the road by an easily maintained gravelled forecourt with established shrubs and specimen tree and approached over a double width tarmac drive providing parking, serving the garage and reception area.

There is a neatly kept, SOUTH FACING REAR GARDEN laid to lawn with a paved patio, shrubbery borders and a further randomly paved terrace. The whole enclosed by wooden fencing.





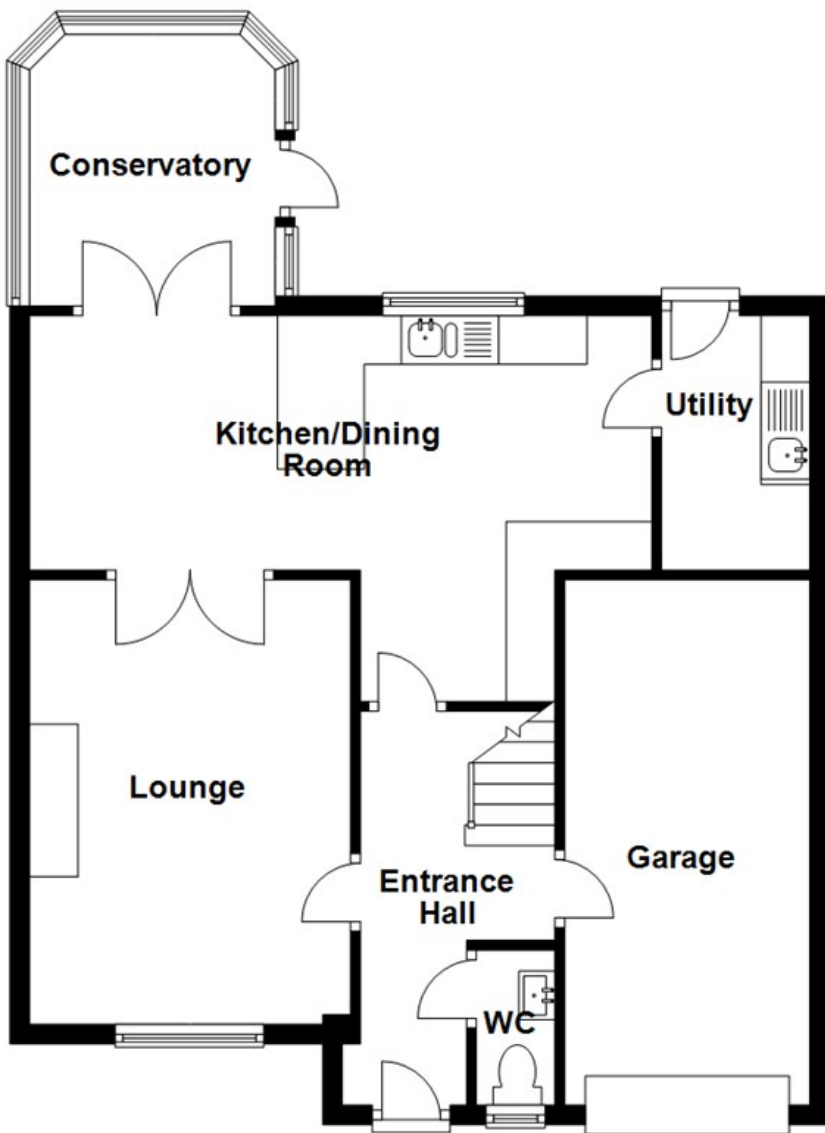




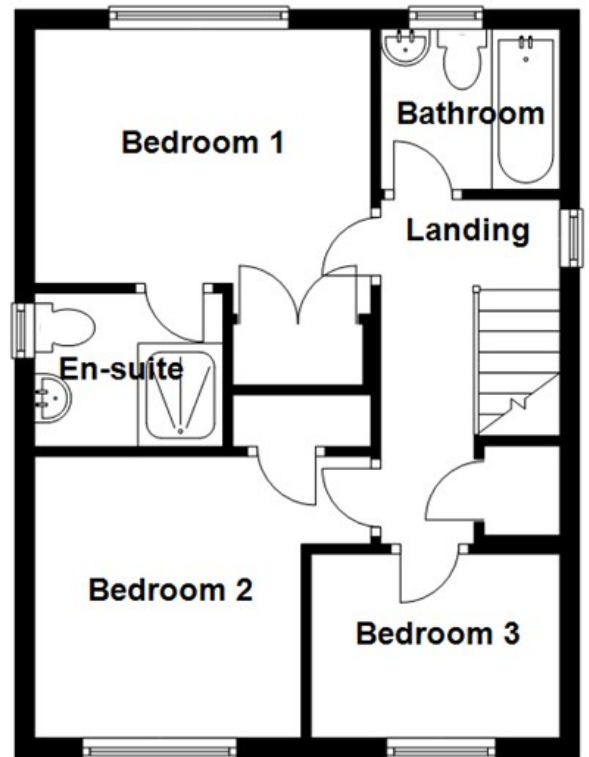
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FLOOR PLANS ...

**Ground Floor**



**First Floor**



Total area: approx. 1103.1 sq. feet

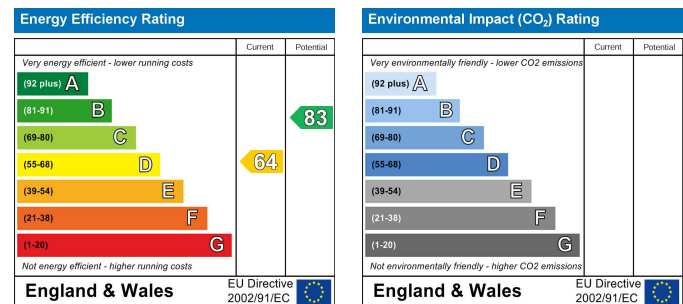
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 (Welshpool Road). At the first mini-island, turn left into Somerby Drive. Take the 3rd left into Winterton Way. After a further distance, turn right into Painters Place, where the property will be found towards the bottom of the cul-de-sac 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: D

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](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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**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