



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**162 Crowmere Road, Shrewsbury, SY2 5LA**

**£325,000 Region**

To view this property please call us on **01743 236 800** Ref: T7769/SL/KQ

# A particularly well appointed and extended, three/four bedroom semi-detached house.

This well appointed, extended and improved four bedroom semi-detached house provides flexible accommodation briefly comprising; entrance hall, lounge, dining room, garden room, fitted kitchen, utility room, ground floor bedroom and shower room. Three bedrooms and shower room to the first floor.

The property is well placed in this popular and convenient residential area, close to excellent amenities including shops and schools, bus service to the town centre and within easy reach of the Shrewsbury bypass with M54 link to the West Midlands.



## INSIDE THE PROPERTY

### ENTRANCE HALL

#### LIVING ROOM

14'2" x 10'8" (4.32m x 3.25m)

Double doors to:

#### DINING ROOM

8'0" x 10'8" (2.44m x 3.25m)

Sliding doors to:

#### GARDEN ROOM

Door to garden

#### KITCHEN

15'0" x 9'0" (4.57m x 2.74m)

Range of matching wall and base units

#### UTILITY ROOM

5'4" x 6'6" (1.62m x 1.98m)

#### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

#### BEDROOM 4

9'9" x 10'1" (2.98m x 3.07m)

Bay window to the front

Built in wardrobe with mirror fronted sliding doors

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING

#### BEDROOM 1

11'2" x 6'7" (3.40m x 2.00m)

#### BEDROOM 2

11'0" x 10'10" (3.35m x 3.30m)

#### BEDROOM 3

7'2" x 9'0" (2.18m x 2.74m)

#### SHOWER ROOM

## OUTSIDE THE PROPERTY

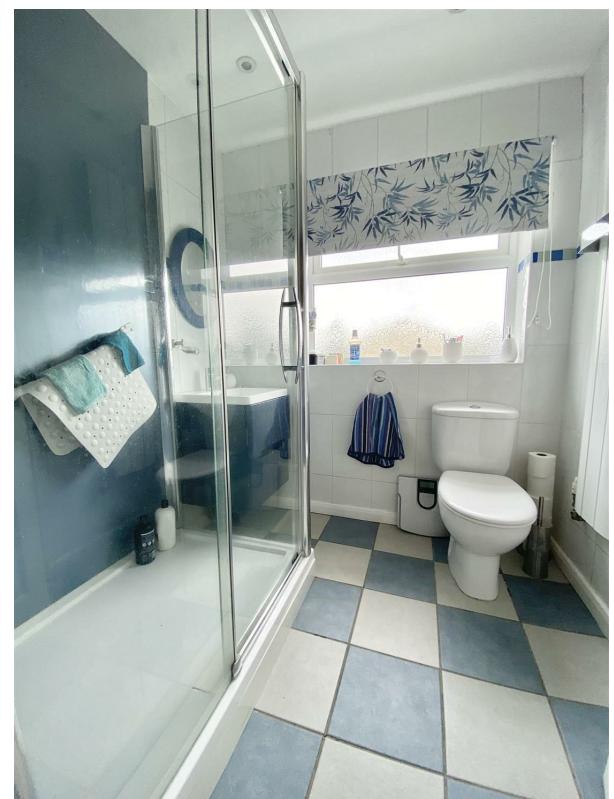
#### DETACHED SINGLE GARAGE

The property is set back from the road by a neatly kept brick paviour forecourt which provides ample parking space and serves the reception area.

There is an attractive enclosed REAR GARDEN which has been landscaped for ease of maintenance. DETACHED SINGLE GARAGE.





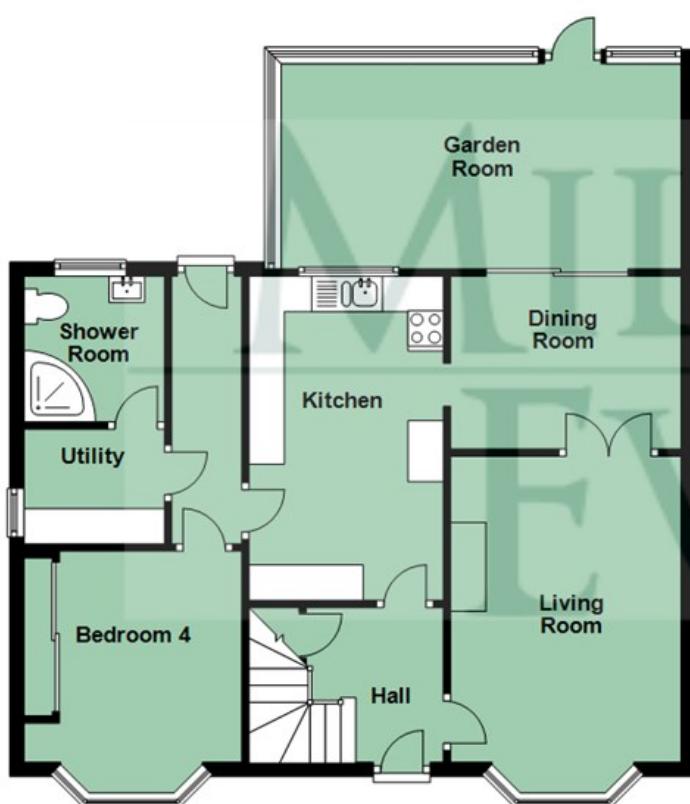




## FLOOR PLANS ...

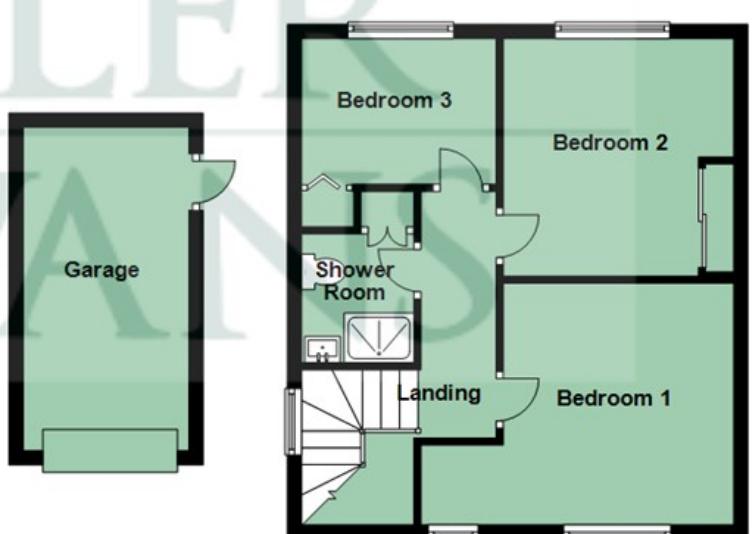
### Ground Floor

Approx. 985.9 sq. feet



### First Floor

Approx. 455.3 sq. feet



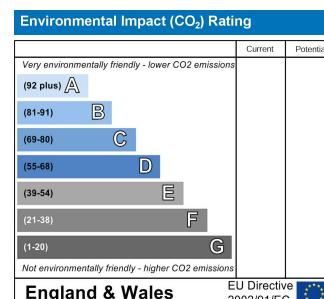
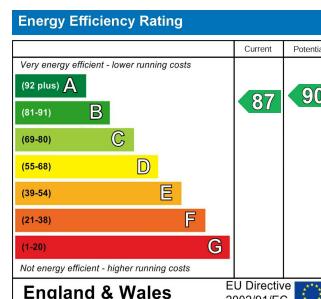
Total area: approx. 1441.2 sq. feet

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

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights. Turn left into Monkmoor Road. Continue for some distance, eventually turning right into Racecourse Crescent. Proceed to the traffic island, taking the second exit into Crowmere Road. Continue along Crowmere Road, where the property will be found 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

Council Tax Band: C

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.

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Shrewsbury SY1 1QJ  
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