



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

43 Kynaston Road, Shrewsbury, SY1 3JS

**Offers in the Region of
£175,000**

To view this property please call us on **01743 236 800** Ref: T8120/SL/KQ

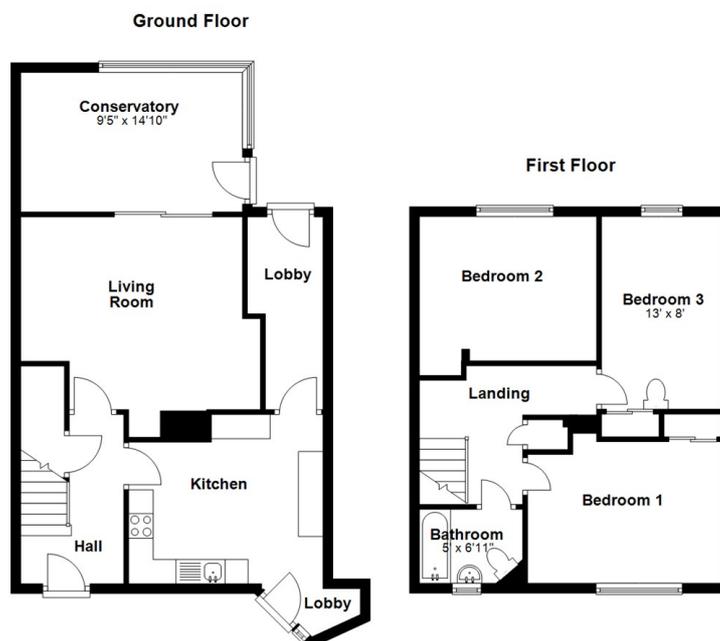
A spacious and mature, three bedroom family house, in a quiet cul-de-sac position.

This spacious three bedroom property provides well planned accommodation briefly comprising entrance hall, kitchen, with side lobby, living room and conservatory, three bedrooms and bathroom. The property benefits from gas fired central heating and double glazing.

The property is situated in a quiet cul-de-sac position and is well placed within reach of amenities, including schools, local shops, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link.



FLOOR PLANS



Total area: approx. 1156.5 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

KITCHEN

11'5" x 13'0" (3.48m x 3.96m)

Neatly appointed and fitted with a range of matching units

LOBBY

Door to the front

REAR LOBBY

Door to the rear garden

LIVING ROOM

14'10" x 14'10" (4.53m x 4.52m)

Double glazed sliding patio doors to:

CONSERVATORY

Picture windows and doors to the rear garden

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

8'8" x 13'0" (2.65m x 3.96m)

BEDROOM 2

9'9" x 11'10" (2.97m x 3.61m)

BEDROOM 3

13'0" x 8'0" (3.96m x 2.45m)

BATHROOM

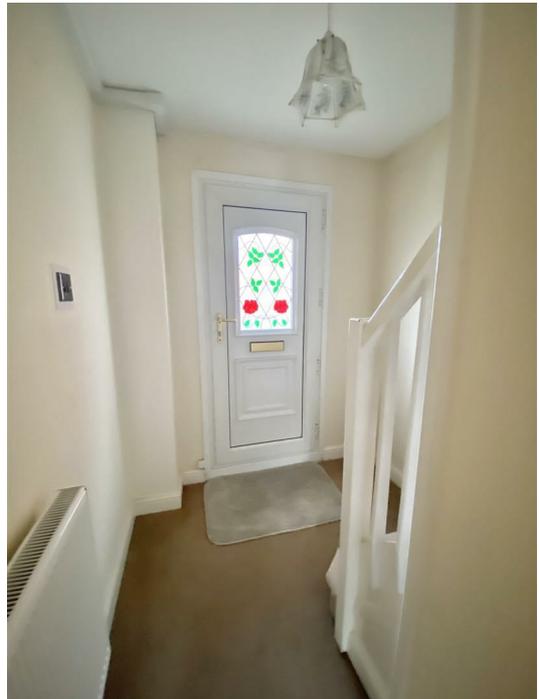
Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a shallow forecourt to the front, which is gravelled for ease of maintenance with a pathway serving the reception area.

There is an easily maintained REAR GARDEN which is paved with a patio area and further gravelled hardstanding. The garden is well enclosed on all sides with ornamental double gates allowing vehicular access to the hardstanding providing parking space.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and Ditherington Road. At the traffic lights turn left into Mount Pleasant Road and continue under the railway bridge to the traffic island, taking the 3rd exit into Lancaster Road. Continue almost the full length of Lancaster Road, eventually turning left into Kynaston Road and the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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. Images may have been enhanced.

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The UK's number one property website

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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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