



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**9 Nuthatch Close, Shrewsbury SY3 9FJ**

**£290,000 Offers In  
The Region Of**

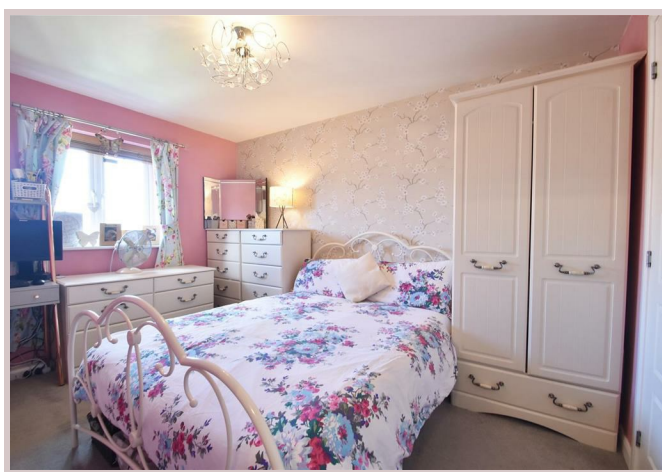
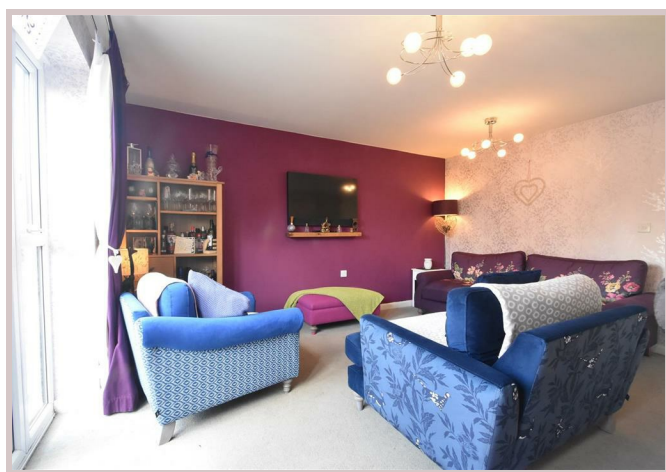
To view this property please call us on **01743 236 800** Ref: T7224/SF/MU



# A modern, 3 bedroomed, semi detached family home.

This well maintained, 3 bedroomed, semi detached family home with rooms of pleasing dimensions throughout benefits from double glazed windows, gas-fired central heating, a south westerly facing rear garden, ample parking and a detached garage.

The property is pleasantly situated on this popular and desirable residential development on the western side of Shrewsbury town within easy reach of local amenities, excellent schools, the Royal Shrewsbury Hospital, a frequent bus service to the town centre and the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



## INSIDE THE PROPERTY

### ENTRANCE HALL

12'2" x 3'7" (3.71m x 1.09m)  
With built in storage cupboard.

### CLOAKROOM/WC

5'0" x 3'7" (1.52m x 1.09m)  
Corner wash hand basin  
wc low type flush.

### KITCHEN/BREAKFAST ROOM

12'2" x 7'5" (3.71m x 2.26m)  
Neatly fitted kitchen with a range of matching modern wall and base units with work surface over.

### LOUNGE/DINING ROOM

14'2" x 15'3" (4.32m x 4.64m)  
With built in storage cupboard beneath the stairs  
Double glazed French doors leading to the rear garden.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with storage cupboard.

### BEDROOM 1

13'7" x 8'5" (4.13m x 2.56m)  
Window overlooking the rear garden.

### EN SUITE SHOWER ROOM

4'3" x 8'5" (1.29m x 2.56m)  
With shower cubicle  
wc low type flush  
Pedestal wash hand basin.

### BEDROOM 2

10'2" x 8'5" (3.10m x 2.56m)  
Window overlooking the front forecourt.

### BEDROOM 3

8'8" x 6'2" (2.63m x 1.88m)  
Window overlooking the rear garden.

### BATHROOM

6'7" x 6'6" (2.00m x 1.98m)  
Neatly fitted bathroom comprising panelled bath with shower off the taps  
wc low type flush  
Pedestal wash hand basin.

## OUTSIDE THE PROPERTY

### GARAGE

16'0" x 8'6" (4.88m x 2.59m)  
Up and over door.

TO THE FRONT the property is approached over a gravelled driveway with a paved path serving the formal reception area, as well as a gated bin store.

To the rear there is a south westerly facing GARDEN with a paved patio dining area and a paved path flanked by garden laid to lawn and a children's play area laid to bark, as well as floral and shrubbery borders and gated access to the rear with 2 additional parking spaces and a garage.

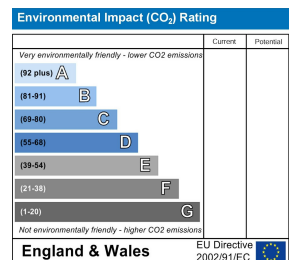
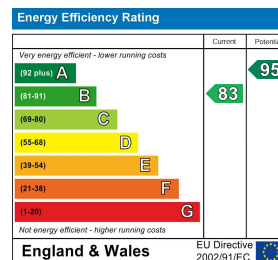


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Copthorne Road proceeding to the island taking the first left onto Shelton Road and continue along Shelton Road to the Porthill Island taking the third exit onto Radbrook Road. Continue along Radbrook Road to the island taking the third exit onto Red Deer Road, continue for some distance eventually turning right into Nuthatch Close where the property will be situated at the end of the cul-de-sac 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:



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



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