



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**20 Morant View, Bowbrook, Shrewsbury, SY5 8QG**

**£290,000 Region**

To view this property please call us on **01743 236 800** Ref: T7273/GM/KQ

# A beautifully presented, modern, three bedroom semi-detached house.

This beautifully presented, modern, three bedroom semi-detached house provides well planned and well proportioned accommodation throughout briefly comprising; entrance hall, cloakroom, kitchen/breakfast room, living room with French doors to covered patio area, master bedroom with en suite shower room, two further bedrooms and a family bathroom. Particularly attractive and well presented rear garden. Parking for three cars. The property also benefits from gas fired central heating and PVCu double glazing.

This property occupies a pleasant position in this popular residential area, close to excellent local amenities including good schools, the Royal Shrewsbury hospital, a range of shops, a frequent bus service to the nearby town centre and the property is well placed for easy access to the Shrewsbury by-pass with M54 motorway link to the West Midlands.



## FLOOR PLANS





---

## INSIDE THE PROPERTY

### ENTRANCE HALL

Large store cupboard

### CLOAKROOM

Modern white suite comprising;  
Wash hand basin, wc  
Tiled floor

### KITCHEN / BREAKFAST ROOM

12'1" x 7'6" (3.68m x 2.29m)

Fitted with an extensive range of wall and base units comprising of cupboards and drawers with worktops over  
Range of integrated appliances including a four ring hob with extractor hood over and oven beneath, dishwasher and fridge freezer  
Breakfast bar  
Window to the front

### LIVING ROOM

14'8" x 14'10" (4.47m x 4.52m)

French doors leading to rear garden  
Large understairs store cupboard

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with loft access and large built in airing cupboard

### BEDROOM 1

11'11" x 8'6" (3.63m x 2.60m)

Built in double wardrobe  
Window to the rear

### EN SUITE SHOWER ROOM

Modern white suite comprising;  
Tiled shower cubicle  
Wash hand basin, wc

### BEDROOM 2

10'3" x 8'6" (3.13m x 2.60m)

Window to the front

### BEDROOM 3

8'5" x 6'0" (2.57m x 1.82m)

Window to the rear

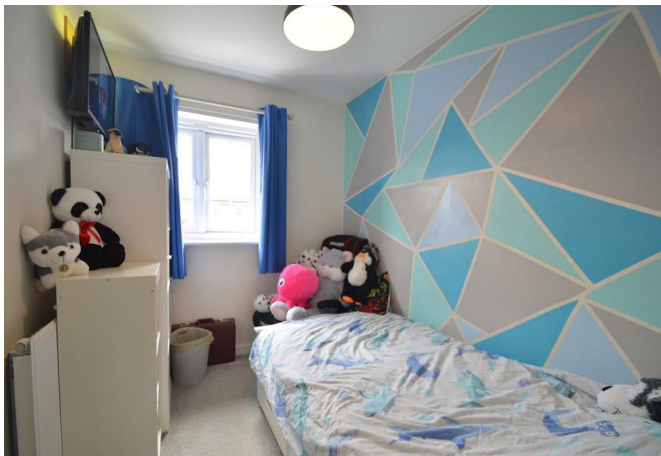
### BATHROOM

White suite comprising;  
Panelled bath  
Wash hand basin, wc  
Tiled floor

## OUTSIDE THE PROPERTY

The property is approached over a spacious driveway with parking for three cars with a paved pathway providing pedestrian access to the formal reception area. Lawn areas with inset shrubs.

To the side of the property is a wooden pedestrian gate which leads around to the rear, where there is an attractive and good sized garden, comprising of a large paved and covered patio area, raised artificial grass, shrub border. Two garden sheds (one available by separate negotiation). To the side is a gated area for storage and bins etc. The whole is enclosed on all sides by closely boarded wooden fencing.

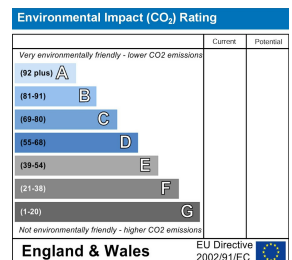
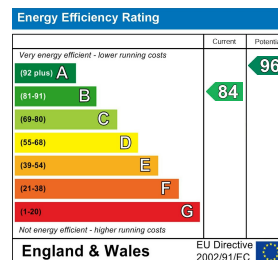


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Copthorne Road and onto Mytton Oak Road, proceed past the Royal Shrewsbury Hospital. Take the first exit off the next roundabout onto Squinter Pip Way. Continue along Squinter Pip Way and eventually turn left onto Morant View, turn right continuing on Morant View and the property will be found 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](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto: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