



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Chatwood Court, Shrewsbury, SY1 3SP

£210,000 Region

To view this property please call us on **01743 236 800** Ref: T7217/SL/KQ

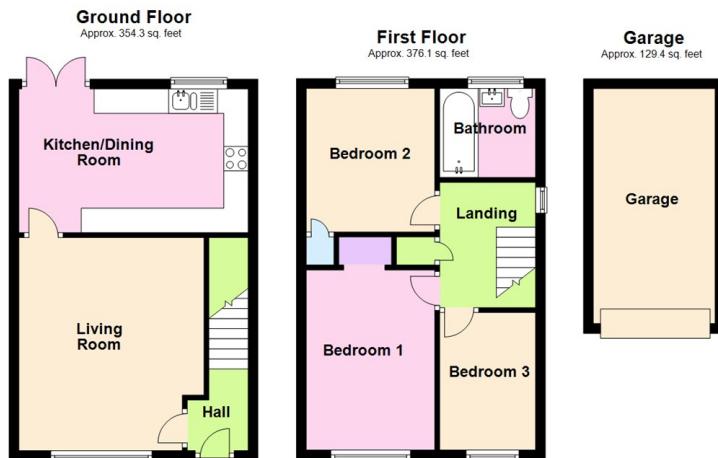
A neatly kept and improved, modern, three bedroom semi-detached house.

This modern three bedroom semi-detached property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

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



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'4" x 11'0" (4.37m x 3.35m)

KITCHEN / DINING ROOM

9'8" x 15'5" (2.95m x 4.70m)

Fitted with a range of matching units

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

12'1" x 8'8" (3.69m x 2.63m)

Wardrobe recess

BEDROOM 2

9'8" x 8'8" (2.95m x 2.63m)

Built in wardrobe

BEDROOM 3

9'3" x 6'6" (2.82m x 1.97m)

BATHROOM

Attractively appointed with a modern white suite with panelled bath with shower

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

To the front there is a shallow forecourt with a pathway serving the formal reception area and the property is screened from the road by an established hedge.

To the rear and side, there is a particularly good sized garden, which is laid predominantly to lawn with raised decked patios, terraces and entertaining areas. The whole well enclosed on all sides with gateway access to the parking at the rear.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ellesmere Road and after some distance, turn right into Harlescott Lane, continue for a further distance, turning right into Derwent Avenue. Turn left into Harlescott Lane and Chatwood Court will be found straight ahead.



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		
(21-38)	F		
(1-20)	G		
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

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