



**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 by-pass with M54 motorway link to the West Midlands.



## FLOOR PLANS





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## 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.

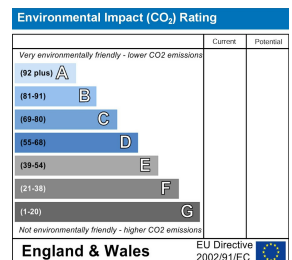
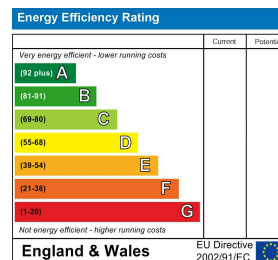


## HOW TO FIND THIS PROPERTY

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?



### 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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