



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Coniston Road, Shrewsbury, SY1 4EB**

**Offers in the Region  
of £260,000**

To view this property please call us on **01743 236 800** Ref: T8131/WM/KQ

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# A well appointed three bedroom semi-detached family home.

This well appointed three bedroom semi-detached family home provides well planned accommodation throughout briefly comprising; entrance hall, living room, kitchen, garden room, downstairs wc, three bedrooms and bathroom. Enclosed garden with detached Summerhouse/bar/salon. Gated driveway providing parking. The property benefits from gas fired central heating and double glazing.

The property is situated in a popular and convenient location, close to good local amenities including shops and schools and on a frequent bus service to the nearby town centre.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

23'5" x 10'9" (7.13m x 3.27m)

Open-plan with large bay window to the front

French doors to the garden

Feature fireplace

### KITCHEN

6'5" x 13'5" (1.95m x 4.09m)

Range of matching wall and base units

French doors to garden room.

### SEPARATE WC

### GARDEN ROOM

Newly renovated to include solid roof installation.

Windows and French doors to the garden

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING

### BEDROOM 1

13'5" x 10'9" (4.08m x 3.28m)

### BEDROOM 2

11'6" x 10'9" (3.50m x 3.28m)

Built in wardrobes

### BEDROOM 3

7'8" x 5'9" (2.34m x 1.75m)

### BATHROOM

Recently refitted with a matching white suite

Panelled bath with shower over

Wash hand basin, wc

### OUTSIDE THE PROPERTY

The property is approached through wrought iron gates over a driveway providing parking, flanked by gravelled area providing further parking area.

Pedestrian side gate allowing access to the enclosed rear garden which is laid to AstroTurf for ease of maintenance. Paved patio area with Pergola providing ideal seating/entertaining space. Decked terrace with Summerhouse providing bar/salon. The Salon area has PVCu entrance door and windows and provides ideal work from home space.





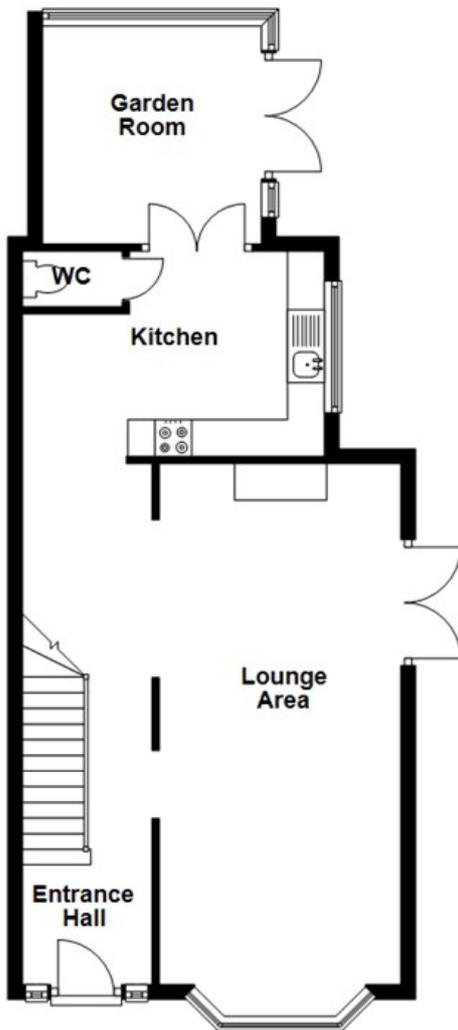




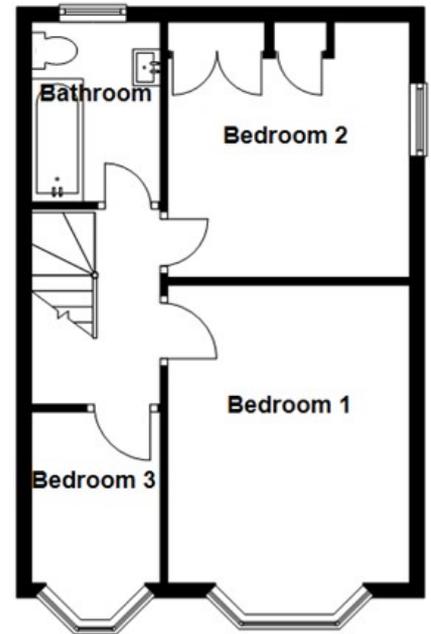
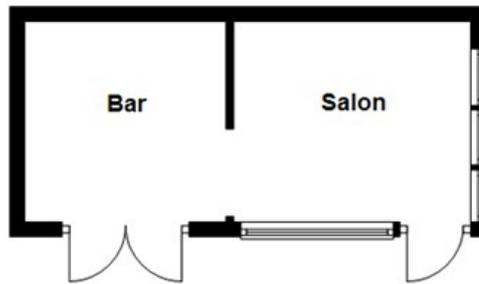
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FLOOR PLANS ...

Ground Floor



First Floor



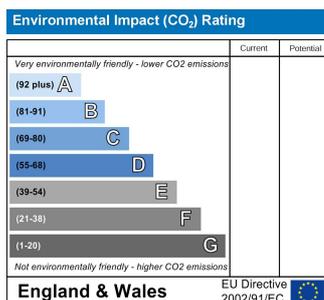
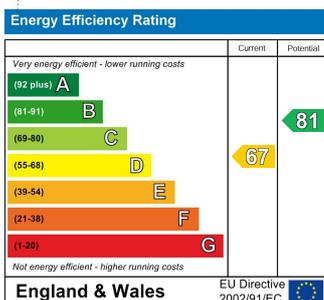
Total area: approx. 1229.6 sq. feet

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

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ditherington Road to the Heathgates Island. Take the first exit into Whitchurch Road. Continue for a further distance, eventually turning left into Coniston Road, where the property will be found on the left hand side.



## 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.

FIND OUR PROPERTIES ON:



## 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.

## 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.

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