



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Broseley Close, Shrewsbury SY2 6HX

**£240,000 Offers
In Excess Of**

To view this property please call us on **01743 236 800** Ref: T6943/SF/MU

A well presented and well proportioned, modernised and recently renovated 3-bedroomed, semi-detached family residence.



This well appointed and well maintained, 3 bedrommed semi-detached family home benefits from recent refurbishment and renovations throughout with newly fitted modern kitchen and bathroom suite, decorated to a high standard throughout and a neatly kept rear landscaped garden.

The property is conveniently situated in a quiet and popular residential area on the eastern fringe of Shrewsbury within easy reach of local amenities, local schools, a frequent bus service to the town centre and Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



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

INSIDE THE PROPERTY

ENTRANCE HALL

Storage cupboard.

SITTING ROOM

11'5" x 16'5" (3.48m x 5.01m)

Leading through to :

DINING ROOM

9'11" x 8'10" (3.01m x 2.70m)

Sliding door to:

KITCHEN

9'11" x 13'5" (3.01m x 4.09m)

Newly fitted kitchen with a range of matching modern kitchen units with integrated appliances.

CONSERVATORY

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

BEDROOM 1

12'11" x 8'8" (3.94m x 2.64m)

BEDROOM 2

11'1" x 10'4" (3.38m x 3.15m)

BEDROOM 3

10'5" x 12'0" (3.17m x 3.66m)

BATHROOM

Newly fitted modern bathroom suite comprising panelled bath

Vanity unit with inset wash hand basin

wc low type flush with concealed unit.

Large walk-in shower cubicle.

OUTSIDE THE PROPERTY

SINGLE GARAGE

16'0" x 9'0" (4.88m x 2.74m)

Up and over door.

TO THE FRONT the property is approached over a brick pavioured driveway providing ample parking for multiple vehicles, flanked by a good sized front garden laid to lawn with specimen trees. Brick pavioured driveway extends down the side of the property through double gated access to a SINGLE GARAGE.

To the rear is a neatly maintained LANDSCAPED GARDEN with large patio dining area, paved pathway and steps leading onto a rear lawned area with specimen trees. The whole enclosed by closely boarded wooden fencing.

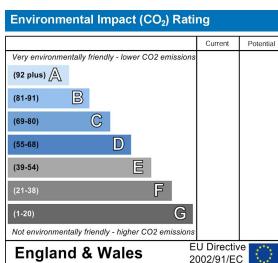
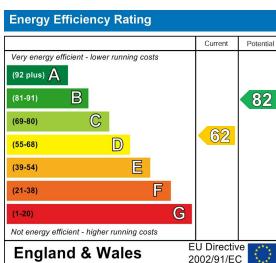


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge proceeding along Abbey Foregate to the island taking the third exit onto Wenlock Road. After a short distance turning right onto Sutton Road, eventually turning left into Tilstock Crescent, continue for some distance eventually turning left into Broseley Close where the property will be situated after a short distance 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.

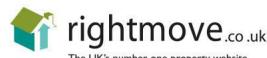
IMPORTANT NOTICE

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.

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The UK's number one property website

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Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
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