



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

16 Coalport Drive, Shrewsbury, SY2 6HF

£230,000 Region

To view this property please call us on **01743 236 800** Ref: T6993/SF/KQ

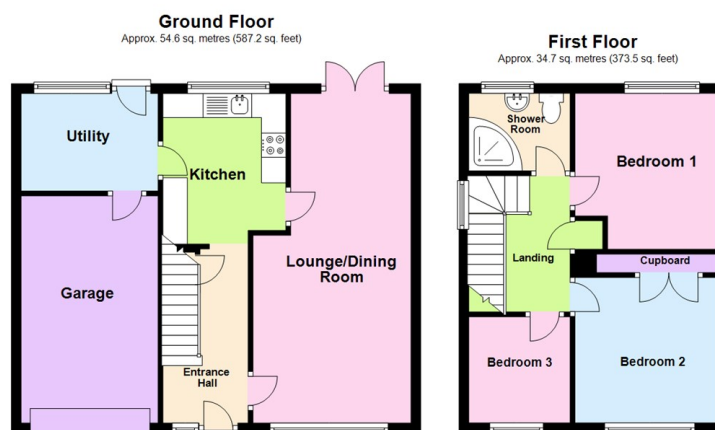
A well presented and well proportioned, three bedroom semi-detached family home.

This well appointed three bedroom semi-detached family home benefits from rooms of pleasing dimensions with a good sized private rear garden.

The property is pleasantly situated in this quiet residential development on the eastern side of the town within easy reach of local amenities, including shops and schools and a frequent bus service to the town centre.



FLOOR PLANS



Total area: approx. 89.3 sq. metres (960.7 sq. feet)

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

INSIDE THE PROPERTY

ENTRANCE HALL

11'9" x 5'9" (3.58m x 1.75m)

KITCHEN

10'2" x 8'6" (3.10m x 2.59m)

Neatly fitted with a range of matching units

LOUNGE / DINING ROOM

22'3" x 10'8" (6.78m x 3.25m)

Double doors to rear garden

UTILITY

6'8" x 9'3" (2.03m x 2.82m)

Door to rear garden

Door to Garage.

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'6" x 9'7" (3.21m x 2.92m)

BEDROOM 2

9'10" x 9'7" (2.99m x 2.92m)

Built in double wardrobe

BEDROOM 3

7'2" x 7'4" (2.18m x 2.23m)

SHOWER ROOM

5'3" x 6'4" (1.59m x 1.93m)

Corner shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

15'4" x 9'3" (4.67m x 2.82m)

The property is approached over a private driveway providing ample parking and serving the reception area, flanked by a forecourt laid to lawn.

There is a neatly kept REAR GARDEN with a paved patio and paved path to lawn area with floral and shrubbery borders and raised vegetable patches. The whole enclosed by closely boarded wooden fencing.

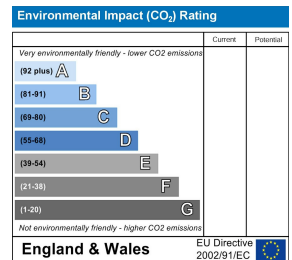
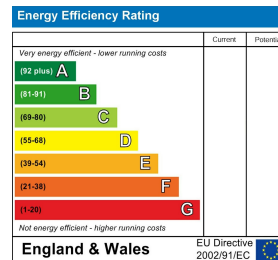


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Proceed to the Island, taking the 3rd exit onto Wenlock Road. Turn right onto Sutton Road. After some distance turn left into Tilstock Crescent and first right continuing on Tilstock Crescent. Turn left into Garmston Road and left into Coalport Drive where the property will be found.



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:



Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

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