



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**26 Pensfold, Bicton Heath, Shrewsbury SY3 5HF**

**£210,000 Region**

To view this property please call us on **01743 236 800** Ref: T6959/SL/MU

# A well appointed, much improved and extended, semi detached 3 bedroomed house.

The property provides well planned and versatile accommodation and is neatly kept and well presented throughout. On the ground floor there is an attractive lounge, spacious dining room and fitted kitchen, ground floor bedroom 3 with en suite shower room and on the first floor 2 further bedrooms and a family bathroom. Full gas-fired central heating and double glazing.

Situated in a pleasant cul-de-sac on the fringe of this popular residential development, well placed within reach of amenities including local shops, local schools, a frequent bus service to the town centre, the Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LOUNGE

13'5" x 11'1" (4.09m x 3.39m)

### DINING ROOM

6'7" x 13'0" (2.00m x 3.96m)

### KITCHEN

7'4" x 8'5" (2.23m x 2.56m)

Fitted with a range of wall and base units.

### GROUND FLOOR BEDROOM 3

12'7" x 8'5" (3.83m x 2.56m)

### EN SUITE SHOWER ROOM

Large fully tiled shower cubicle

Pedestal wash hand basin

Low flush wc.

STAIRCASE to FIRST FLOOR LANDING

### BEDROOM 1

10'8" x 11'0" (3.25m x 3.35m)

With a range of built in wardrobes.

### BEDROOM 2

11'5" x 8'0" (3.48m x 2.44m)

### BATHROOM

Panelled bath

Pedestal wash hand basin

Low flush wc

## OUTSIDE THE PROPERTY

TO THE FRONT the property is set back by a neatly kept forecourt providing ample parking and serving the formal reception area.

To the rear there is an attractive GARDEN with a paved patio, neatly kept lawn, wide selection of flowering shrubs and herbaceous displays. The whole well enclosed on all sides.

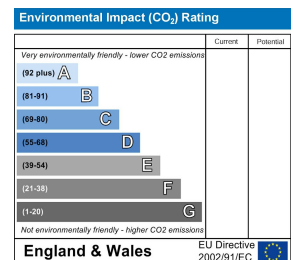
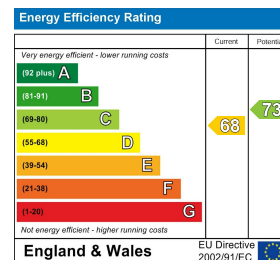


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Mytton Oak Road, continue for some distance, passing the Royal Shrewsbury Hospital on the right hand side, eventually turning right into Gains Park Way. Continue along Gains Park Way for some distance turning right into Pensfold, after some distance bear right where the property will be found at the top of the cul-de-sac 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.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

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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