

23 Burnham Avenue, Shrewsbury, SY2 5LL

Shrewsbury & Country House Sales

MILLER EVANS



23 Burnham Avenue, Shrewsbury, SY2 5LL

£410,000 Freehold

- Well appointed and extended detached family home
- Three bedrooms and bathroom
- Living room, kitchen and dining room
- Fabulous conservatory/garden room with double doors to the rear garden
- Rear lobby and cloakroom
- Garage and driveway providing ample parking
- Well stocked private enclosed rear garden
- Enviable cul-de-sac position, close to excellent amenities
- NO CHAIN





This well-maintained and extended three-bedroom detached family home offers spacious accommodation briefly comprises; an inviting entrance hall, spacious L-shaped living room featuring a charming fireplace, a well-appointed kitchen fitted with an attractive range of units, and a separate dining room. A rear lobby provides access to a useful cloakroom/WC, while the standout feature of the home is the fabulous conservatory/garden room, complete with underfloor heating and enjoying delightful views with direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the front of the property boasts a large tarmacadam driveway providing ample off-road parking with a delightful private enclosed rear garden. The property benefits from gas central heating and double glazing throughout. NO CHAIN.

The property occupies an enviable cul-de-sac position within a highly sought-after residential area, conveniently located close to well-regarded schools, excellent local amenities, and a frequent bus service to the town centre, the property is also ideally placed for easy access to the M54 and other major transport links.

Early viewing is highly recommended to fully appreciate the accommodation, gardens and excellent location on offer.













ENTRANCE HALL
11'5" max x 6'7"

LIVING ROOM
20'0" (plus bay window) x 13'`1"(max measurement
Feature fireplace
Bay window with fitted window seat also providing storage under.

FAMILY ROOM / GARDEN ROOM
19'0" x 12'9"
Underfloor heating
Double doors to the rear garden

KITCHEN
10'0" x 9'5"
Fitted with a range of matching wall and base units incorporating breakfast bar.

DINING ROOM
10'10" x 7'10"
This room features a superb lantern roof.

LOBBY
3'6" x 3'7"
Door to garden

CLOAKROOM
3'6" x 3'11"
Wash hand basin, wc

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING.

BEDROOM 1
11'7" x 9'7"plus doorway recess

BEDROOM 2
10'6" plus doorway recess x 8'2"
Built in store cupboards

BEDROOM 3
9'0" x 7'0"
Built in store cupboards







BATHROOM
5'5" x 7'1"
Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

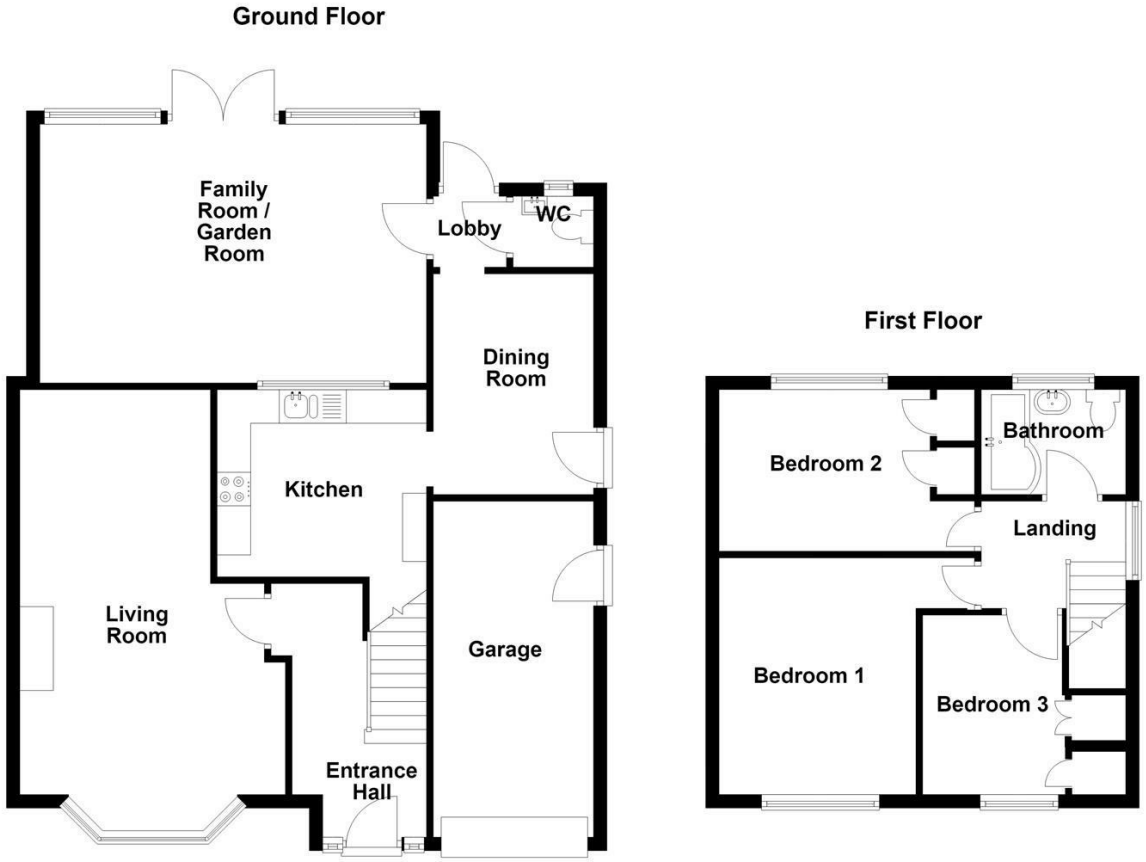
GARAGE
16'0" x 8'4"
Up and over door, door.

The property is approached over a large tarmacadam driveway providing ample off-road parking for several vehicles. The forecourt is further enhanced by thoughtfully designed landscaping incorporating a variety of mature trees, evergreen planting and ornamental shrubs, creating an attractive approach to the property.

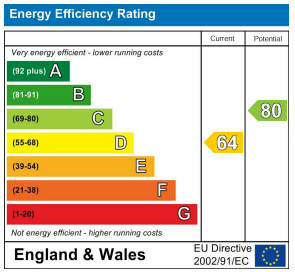
The enclosed rear garden provides a wonderful outdoor environment, featuring a well-maintained lawn complemented by established trees and shrubs. Offering a good degree of privacy, included in the sale is a gazebo, with outside lighting and heating. This is the perfect setting for family gatherings, outdoor entertaining and al fresco dining during the warmer months. External power point.

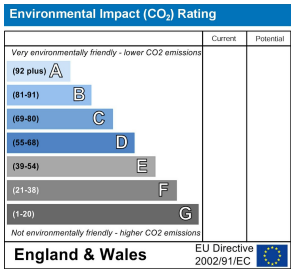
HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights, turning left into Monkmoor Road. After some distance, turn right into Racecourse Crescent. Proceed to the traffic island and take the second exit into Crowmere Road. Continue for some distance, eventually turning right into Burnham Avenue, where the property will be found.



Total area: approx. 1305.4 sq. feet





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 my have been enhanced.
This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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