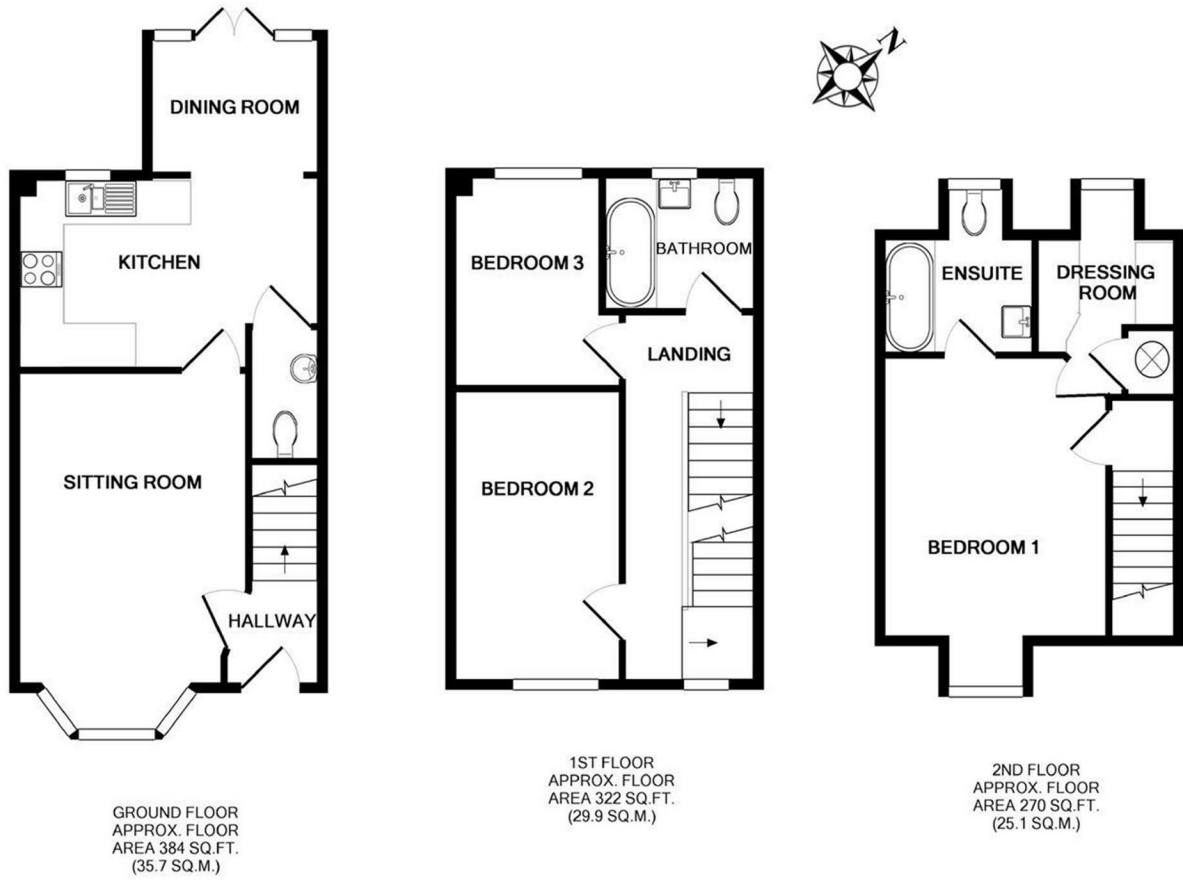
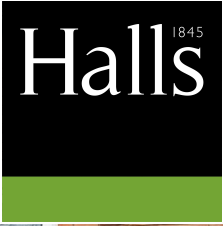


FOR SALE

4 Mill Court, Mill Road, Abbey Foregate, Shrewsbury, SY2 6AR



TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016



FOR SALE

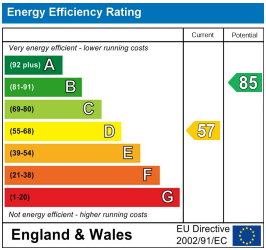
Offers in the region of £295,000

4 Mill Court, Mill Road, Abbey Foregate, Shrewsbury, SY2 6AR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An immaculately presented and beautifully maintained modern end terrace town house with parking and gardens, within walking distance of town centre amenities.




01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


Close to town amenities.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Open plan kitchen/dining room
- 3 Storey / 3 Bedrooms
- Principle bedroom suite with en suite and dressing room
- Close to town amenities
- Allocated Parking
- Attractive West facing rear garden

DIRECTIONS
From Shrewsbury town centre proceed over the English Bridge keeping left and continue straight ahead, past the Abbey and up to the traffic lights. Continue straight across and proceed for a short distance taking the right turn into Mill Road and number 4 Mill Court will be found on the right hand side identified by Halls for sale board.

SITUATION
The property is attractively situated in an established residential area of the town whilst being conveniently placed for a number of local amenities and walking distance of the town centre and picturesque quarry. Shrewsbury town centre has a comprehensive and fashionable range of facilities within walking distance as are some lovely walks along the river bank. Commuters will find that ready access can be gained to the A5 which links quickly through to the M54 motorway and onto Telford. There is also a rail service available in the town centre.

DESCRIPTION
4 Mill Court is a highly desirable modern end terrace town house which is presented in a immaculate decorative order by the current owners. The property boasts a number of special features including solar panels (for heating the water), oak boarded flooring, feature granite work surfaces to the kitchen and coving to all of the rooms. Another benefit are fitted plantation blinds to the majority of the accommodation. To the ground floor the living room is of an appealing size and leads through to the open plan kitchen diner which has double doors out to the garden and a guest WC off. To the first floor there are 2 bedrooms which are served by the bathroom benefitting from a modern white suite. The second floor offers the master bedroom suite comprising of a generous double bedroom with walk-in wardrobe off and separate en-suite bathroom. Outside there is a designated parking space in a residents only parking area. The gardens which are mostly found to the rear are laid for ease of maintenance comprising of a sunken patio, raised golden gravelled areas offering further seating space and room for potted plants.

ACCOMMODATION
Panelled part glazed entrance door leads into:

ENTRANCE HALL
With oak boarded flooring and staircase rising to first floor, oak panelled door to:

LIVING ROOM
16'5'0" x 10'6'0"
With oak boarded flooring, coved ceiling and bay style window.

OPEN PLAN KITCHEN DINING ROOM

KITCHEN AREA
With oak boarded flooring and providing an impressive modern range of high gloss cupboards and drawers with granite work surface over and incorporating a one and half bowl stainless steel sink unit and drainer with mixer tap over, granite splash, integral electric oven and grill with 4-ring induction hob over and fitted filter hood over. Space for fridge freezer, integral dish washer, space for a washing machine, range of inset LED lighting.

DINING AREA
With oak boarded flooring, twin glazed french doors leading out to rear gardens and glazed roof.

GUEST WC
With oak boarded flooring and providing a white suite comprising of low level WC and wall mounted wash hand basin with tiled splash, wall mounted chrome heated towel rail.

FIRST FLOOR LANDING
With coved ceiling, oak boarded flooring and doors off and to:

BEDROOM TWO
13'5'0" x 7'7'0"
With coved ceiling and oak boarded flooring. Currently used as a spare room and study.

BEDROOM THREE
9'8'0" x 6'8'0"
With coved ceiling and oak boarded flooring currently used as an office

BATHROOM
With oak boarded flooring and providing a modern white suite comprising of low level WC, pedestal wash hand basin and deep fill panel bath with mains fed shower over and splash screen. Part tiled walls, wall mounted chrome heated towel rail. From the first floor landing a carpeted staircase rises to:

SECOND FLOOR LANDING
With door to:

PRINCIPLE BEDROOM SUITE
With oak boarded flooring, coved ceiling, access to loft space, feature dressing room with range of fitted shelving and hanging rail. Door to:

EN-SUITE BATHROOM
With oak boarded flooring and a modern white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over and splash screen, part tiled walls, shaving light.

OUTSIDE
The property is approached off street through an ornamental iron gate on to a pathway leading to the front door. Parking is located in a designated car park providing one designated parking space whilst there is a visitor parking space.

THE GARDENS
To the front, the gardens are attractively designed for ease of maintenance and offer an Indian stone pathway to the front door, flanked by a golden gravelled low maintenance garden with space for potted plants. BT point. The path then extends down one flank of the property leading to the rear. The rear gardens comprise of a sunken stone sun terrace offering attractive outdoor entertaining space with room for potted plants. Steps then lead through to a gravelled area offering further seating and room for potted plants together with a variety of specimen shrubs and trees. Timber storage shed.

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Electric Heating system. Solar panel on the roof to the rear of the property to aid in the heating of the hot water. None of these services have been tested.

COUNCIL TAX
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com