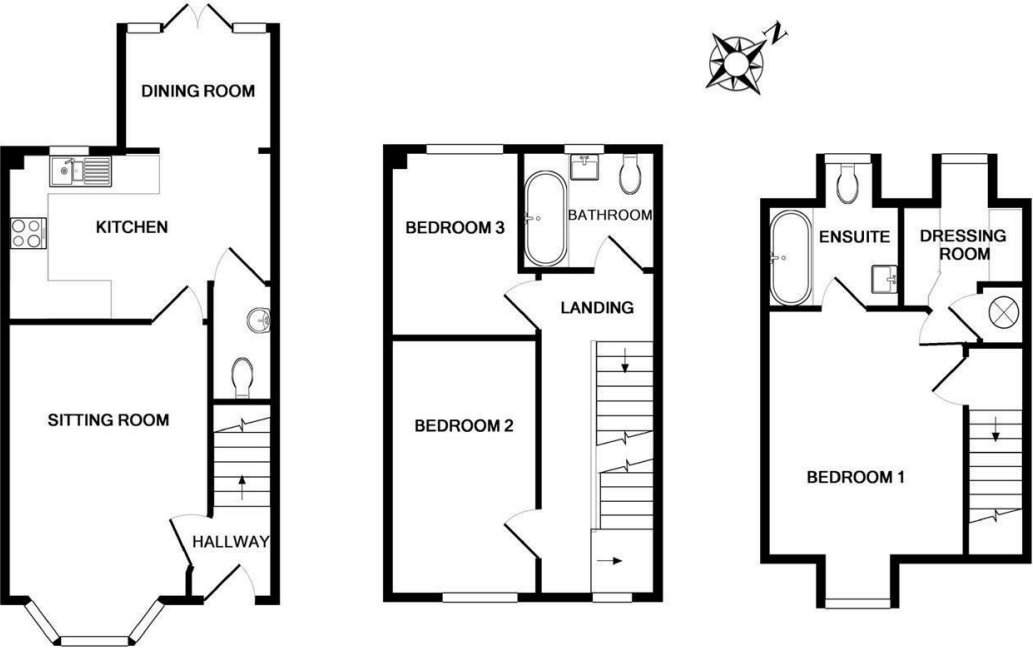


TO LET

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



GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.7 SQ.M.)

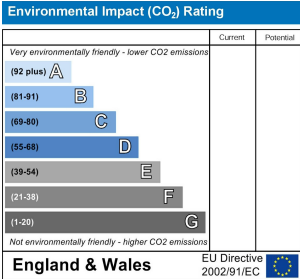
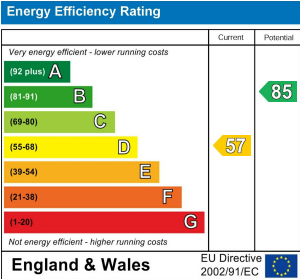
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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

Halls 1845

01743 236 444

Shrewsbury Lettings
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.

hallsgb.com

01743 236 444



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
- AVAILABLE NOW

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" (5.00m'0.00m x 3.20m'0.00m)
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" (4.09m'0.00m x 2.31m'0.00m)
With coved ceiling and oak boarded flooring. Currently used as a spare room and study.

BEDROOM THREE

9'8'0" x 6'8'0" (2.95m'0.00m x 2.03m'0.00m)
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

TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 6 months. A security deposit of £1600 (5 weeks) will be required to be held by the DPS

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.

COUNCIL TAX

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

VIEWINGS

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