



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

91A St. Michaels Street, Shrewsbury SY1 2HA

£165,000 Region

To view this property please call us on **01743 236 800** Ref: T7393/GM/MU

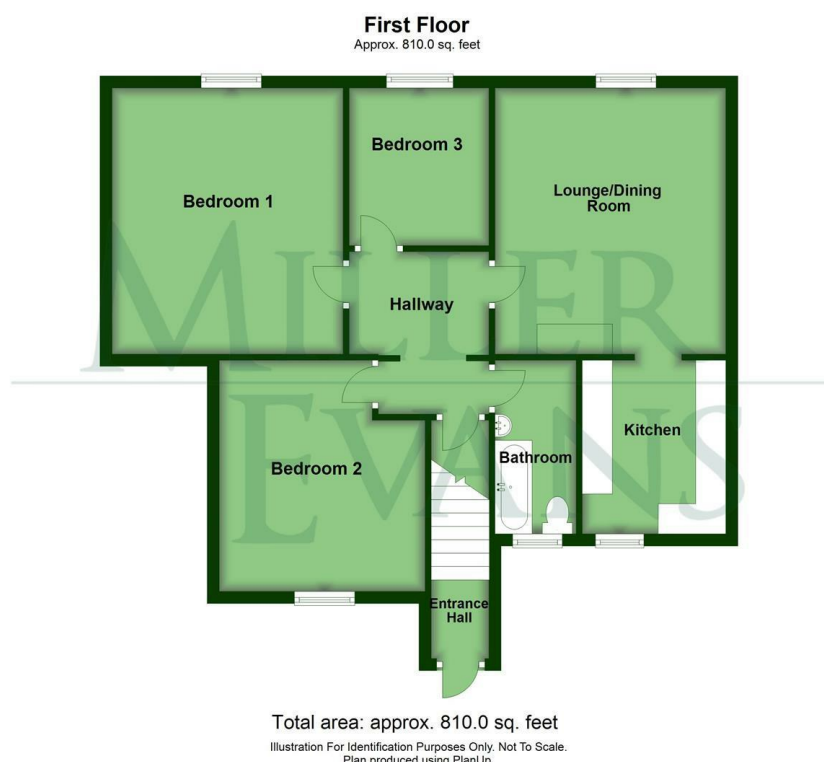
A well presented and spacious first floor flat.

This well presented and spacious first floor flat boasts a wealth of characterful features including a log burning stove, exposed brick fireplace and exposed ceiling beams. The accommodation is well presented and has been much improved by the current owner and also benefits from a private entrance and parking space and includes : entrance hall and inner hallway, lounge/dining room, kitchen, 3 good sized bedrooms and principal bathroom and also benefits from UPVC double glazing and gas-fired central heating. Internal inspection is highly recommended.

This property is pleasantly and conveniently situated on the northern side of Shrewsbury approx. a 10 minute walk from the train station and to the town centre where there are a wide range of local thoroughfares and amenities.



FLOOR PLANS



INSIDE THE PROPERTY

Private entrance door leading to :

PRIVATE ENTRANCE HALL

A STAIRCASE rises to a good sized FIRST FLOOR INNER HALLWAY

LIVING/DINING ROOM

14'1" x 12'1" (4.3m x 3.7m)

Attractive features fireplace with log burner

Exposed ceiling beams

Window to the front.

KITCHEN

9'10" x 7'10" (3.0m x 2.4m)

Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over and tiled splash

Range of integrated appliances
window to the rear.

BEDROOM 1

14'1" x 8'6" (4.3m x 2.6m)

Exposed ceiling beams

Window to the front.

BEDROOM 2

12'5" x 11'1" (3.8m x 3.4m)

Built in storage with window to the rear.

BEDROOM 3

8'6" x 7'6" (2.6m x 2.3m)

With window to the front.

BATHROOM

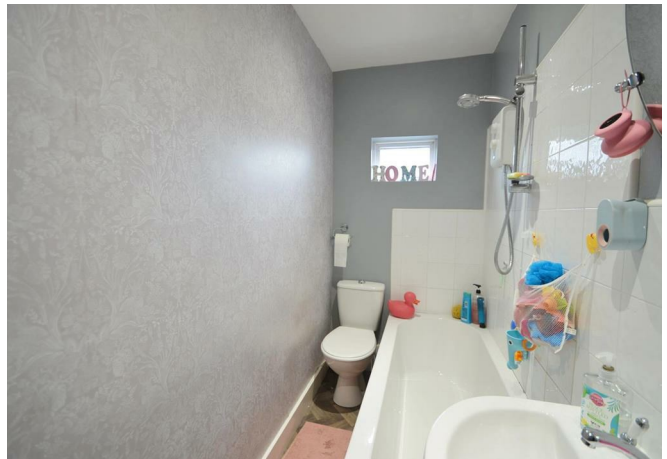
Fitted with a white suite comprising panelled bath with shower

Low flush wc

Wash hand basin

OUTSIDE THE PROPERTY

There is a private allocated parking space to the front and a paved patio COURTYARD.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on St Michaels Street and shortly before the traffic lights the property is found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

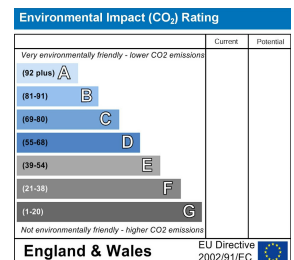
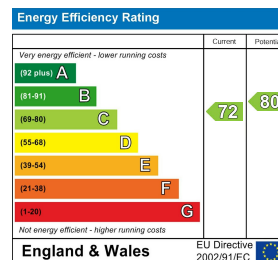
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: A

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:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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