



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

79 St. Michaels Gate, Shrewsbury SY1 2HL

£210,000 Region

To view this property please call us on **01743 236 800** Ref: T7573/SL/MU

A conveniently placed, 3 bedroomed house situated in a quiet cul-de-sac position on this small residential development close to the town centre.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas-fired central heating and double glazing.

Situated in the corner of a quiet cul-de-sac on this small established residential development well placed within easy reach of the town centre, close to the railway station, Theatre Severn, many fashionable bars and restaurants and also within easy reach of Shrewsbury by-pass with M54 Motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

WC low type flush
Wash hand basin.

LIVING ROOM

14'6" x 12'6" (4.42m x 3.81m)

A pleasant room with window overlooking the forecourt to the front.

DINING ROOM

10'6" x 8'4" (3.20m x 2.54m)

With understairs storage cupboard
Glazed French doors to the garden.

KITCHEN

10'6" x 7'4" (3.20m x 2.24m)

Neatly appointed with a range of matching units.

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

13'3" x 9'1" (4.04m x 2.78m)

Range of built in wardrobes.

BEDROOM 2

11'9" x 9'1" (3.58m x 2.78m)

BEDROOM 3

7'4" x 7'4" (2.24m x 2.24m)

Built in cupboard.

BATHROOM

Panelled bath
Hand basin
WC low type flush.

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

TO THE FRONT there is a brick paved forecourt with a pathway serving the formal reception area.

To the rear there is an enclosed GARDEN which is south facing with a paved patio and lawn. To the side of the property a drive extends to an enclosed courtyard with GARAGE and parking space.

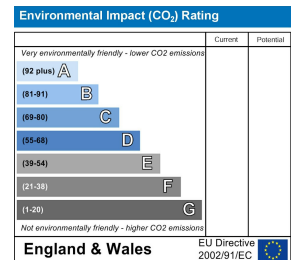
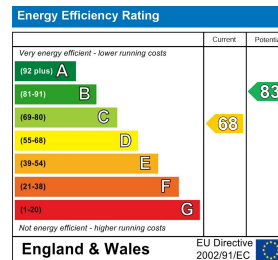


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and St Michaels Street, shortly turning right into St Michaels Gate.



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

Council Tax Band: C

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.

FIND OUR PROPERTIES ON:



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.

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
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