



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

40 Brunel Way, Shrewsbury, SY3 7PN

£120,000

To view this property please call us on **01743 236 800** Ref: T7632/SL/lrd

A neatly kept and well appointed one bedroom terraced house.

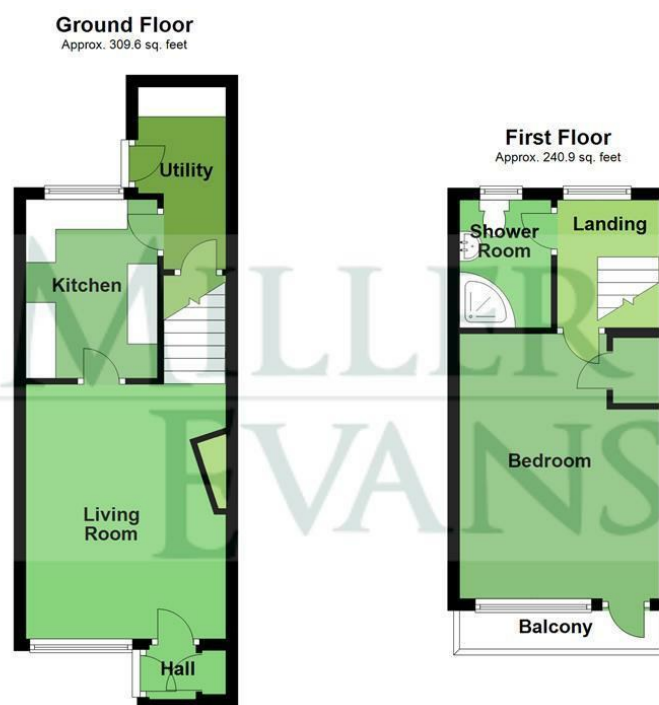
The property provides well planned accommodation throughout with rooms of pleasing dimensions and with the benefit of double glazing and gas fired central heating. Briefly comprises: entrance hall, living room, kitchen, utility lobby on the ground floor and bedroom, shower room and balcony on the first floor.

PLEASE NOTE: The land to the rear is owned by the local authority. The current owner has enclosed an area for private use, although this section of garden is not shown on the title plan relating to this property.

Situated in a popular and convenient location, well placed within easy reach of excellent amenities including local shops, the near by town centre with its many fashionable bars and restaurants, Theatre Severn and the Shrewsbury Railway Station. The property is also well placed for ease of access to the Shrewsbury by pass and M54 Motorway link.



FLOOR PLANS



Total area: approx. 550.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'0" x 7'7" (4.27m x 2.31m)

A pleasant room with window to front

KITCHEN

9'10" x 7'3" (3.00m x 2.21m)

Neatly appointed and fitted with a range of matching units

UTILITY LOBBY

10'0" x 4'10" (3.06m x 1.47m)

Built in understairs store

Door to the side

From the Living Room, a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM

14'7" x 11'0" (4.44m x 3.35m)

Built in storage cupboard

Picture window and glazed door to:

BALCONY

2'5" x 11'0" (0.74m x 3.35m)

With balustrade

SHOWER ROOM

With corner shower cubicle

Wash hand basin

WC

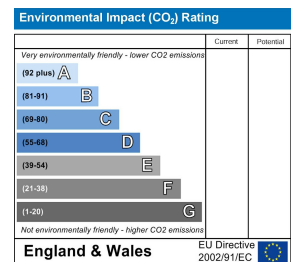
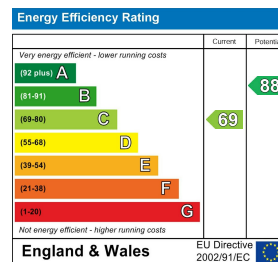


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Old Potts Way. Continue along Old Potts Way for some distance, eventually turning right to Scot Street and second left into Brunel Way, where the property will be found set back on the right 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 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: 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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