



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Albert Road, Shrewsbury, SY1 4JB

£200,000 Region

To view this property please call us on **01743 236 800** Ref: T7686/SL/lrd

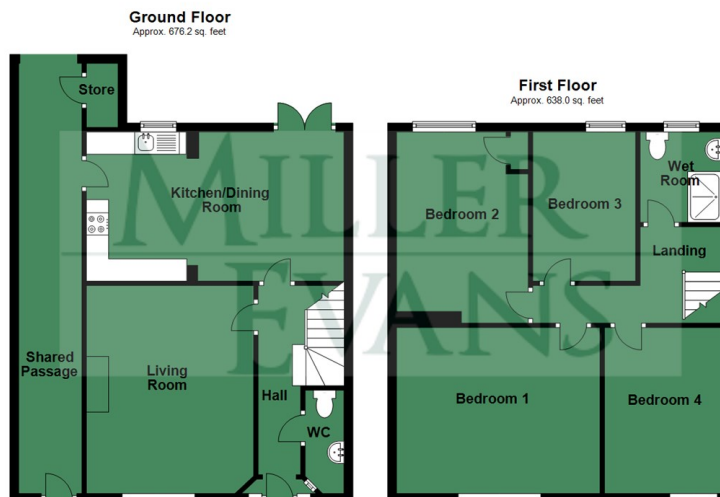
A neatly kept and much loved four bedroomed family house, with a particularly attractive rear garden and parking to the front, situated in a popular and convenient residential area.

The property provides well planned and well proportioned accommodation throughout, with rooms of pleasing dimensions. Well maintained and much loved by the current owners and with the benefit of gas fired central heating and double glazing, the property briefly comprises: entrance hall, cloakroom, living room, kitchen/dining room on the ground floor; four bedrooms and shower/wet room on the first floor. Attractive rear garden with patio terrace and veranda area, with double width parking area to the front.

The property is situated in this popular and convenient residential area, well placed within reach of excellent amenities including local shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass which allows ease of access onto the M54 motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 1314.2 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

Panelled part glazed door with glazed side screens to:

ENTRANCE HALL

CLOAKROOM

WC, low type flush
Pedestal wash hand basin

LIVING ROOM

15'4" x 12'4" (4.67m x 3.76m)
Pleasant room with picture window overlooking the garden, forecourt and formal reception area to the front.

KITCHEN/DINING ROOM

11'0" x 19'0" (3.35m x 5.79m)
Neatly appointed and fitted with a range of matching units
Glazed French doors allowing access to the garden
Further glazed door to:

SHARED SIDE PASSAGE

Allowing access from the front of the property to the rear

From the entrance hall, STAIRCASE with hand rail and balustrade, rises to the FIRST FLOOR LANDING - access to roof space

BEDROOM 1

12'3" x 15'0" (3.73m x 4.57m)
Window to front



BEDROOM 2

14'1" x 9'9" (4.30m x 2.96m)
Window overlooking the rear garden
Airing cupboard including insulated cylinder and slatted shelving

BEDROOM 3

10'10" x 7'7" (3.30m x 2.31m)
Window overlooking the rear garden

BEDROOM 4

12'3" x 8'8" (3.73m x 2.64m)
Window to front

SHOWER/WET ROOM

Walk in shower
WC low type flush
Vanity unit with inset wash hand basin

OUTSIDE THE PROPERTY

To the front, the property is sat back from the road by a tegular paved forecourt, providing double width parking and serving the formal reception area.

To the rear, there is a particularly attractive and well stocked garden with a paved patio terrace with covered veranda area, neatly kept pleasure lawns with shaped floral shrubbery and herbaceous borders, intersected by a variety of ornamental flowering trees. A paved pathway extends to the rear where there is a further area of garden with timber and garden store, aluminium framed greenhouse, the whole being neatly kept, well stocked and being enclosed on all sides and providing an attractive setting for the residence.

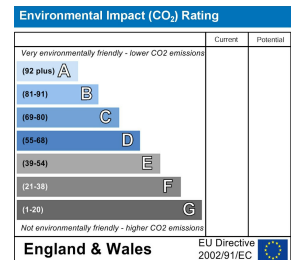
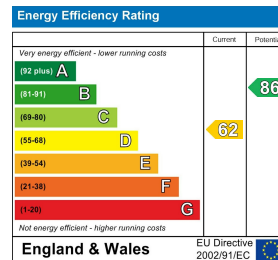


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate. Continue along Ditherington Road to the Heathgates Island. Take the second exit onto Sundorne Road. After a short distance, turn second left into Albert Road, where the property will be found, after a further short distance, 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 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: B

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.

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FIND OUR PROPERTIES ON:

rightmove.co.uk
The UK's number one property website

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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