



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**25 Greenfields Gardens, Shrewsbury, SY1 2RN**

**£170,000 Region**

To view this property please call us on **01743 236 800** Ref: T7588/SL/KQ

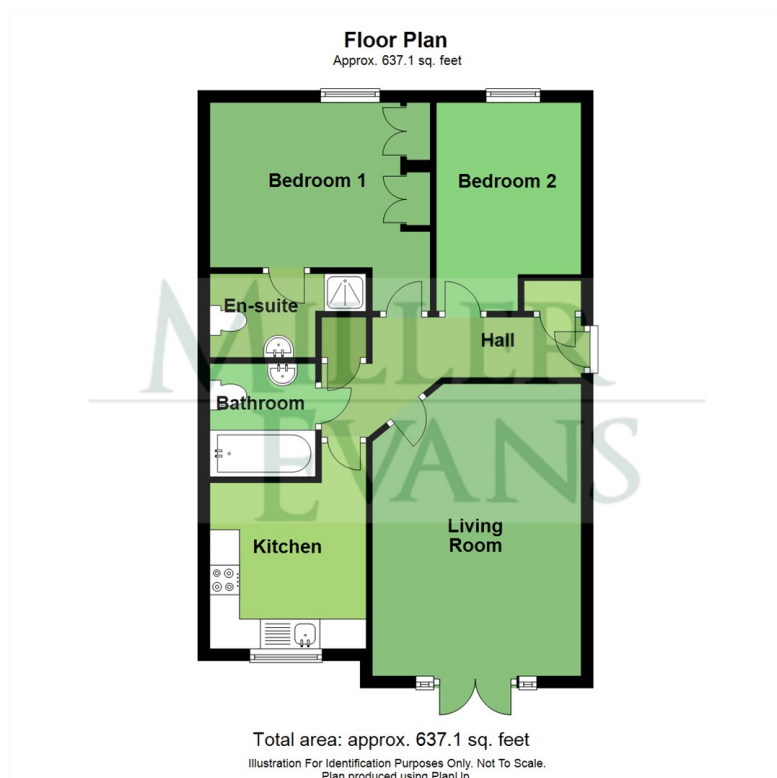
# A particularly attractive and well appointed second floor two bedroom leasehold apartment.

This two bedroom leasehold apartment is situated on the second floor of this established and conveniently placed development and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The apartment benefits from double glazing and electric central heating.

The property is situated close to excellent amenities including the town centre, Shrewsbury railway station, theatre Severn and many fashionable bars and restaurants and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE HALL

Built in cloaks cupboard  
Further built in linen store

### LIVING ROOM / DINING ROOM

16'2" x 11'7" (4.92m x 3.52m)

A pleasant room with glazed French doors and side screens with Juliette Balcony with open outlooks.

### KITCHEN

9'2" x 9'3" (2.79m x 2.82m)

Neatly appointed and fitted with a range of matching modern units

### BEDROOM 1

11'6" x 12'2" (3.51m x 3.71m)

Two double door built in wardrobes

### EN SUITE SHOWER ROOM

Walk in shower cubicle  
Wash hand basin, wc

### BEDROOM 2

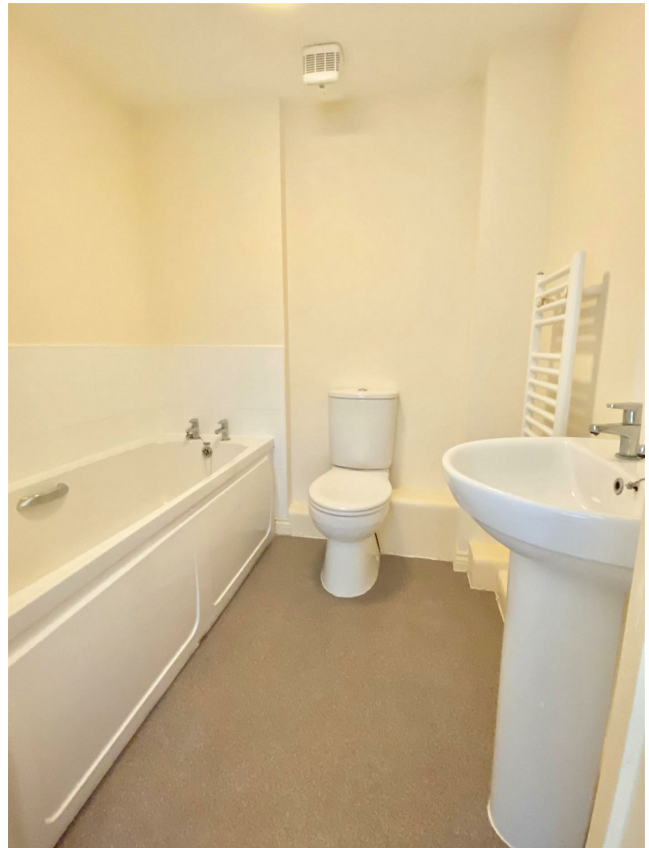
11'6" x 8'0" (3.51m x 2.44m)

### BATHROOM

Panelled bath  
Wash hand basin, wc

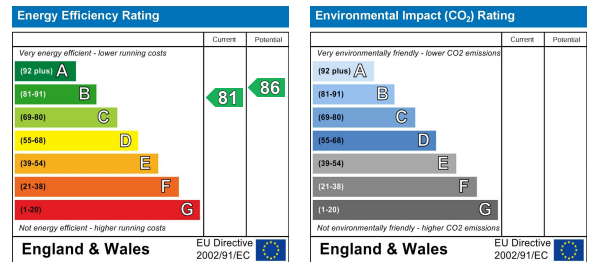
## OUTSIDE THE PROPERTY

Spacious communal parking area with allocated parking space.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road, bear left into Coton Hill. Proceed to the mini-island, turning right into Greenfield Gardens, where the apartment will be found on the right hand side.



### 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: 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.

### 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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