



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**137 Sundorne Road, Shrewsbury, SY1 4RP**

**£132,000 Region**

To view this property please call us on **01743 236 800** Ref: T7712/SL/KQ

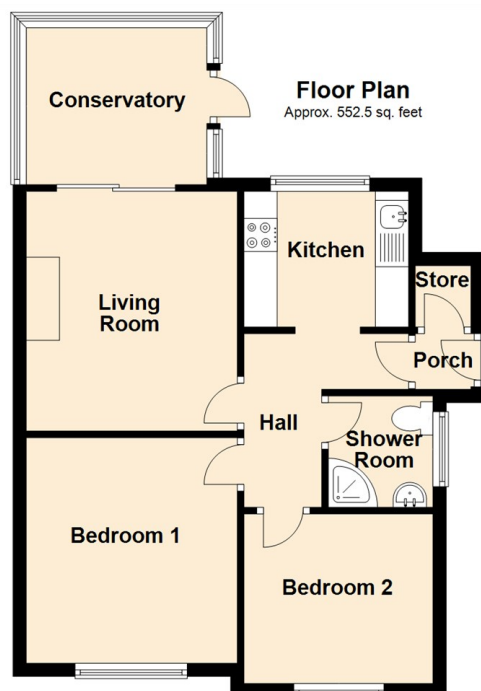
# A well appointed two bedroom ground floor flat with garden.

This two bedroom ground floor flat has recently been improved to provide well planned accommodation briefly comprising; entrance porch with store, entrance hall, kitchen, living room, conservatory, two bedrooms and shower room. Garden. Carpets, curtains and blinds.

The property occupies a convenient location close to excellent local amenities, including shops and schools, while also being within easy reach of the nearby town centre with all its amenities and Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



Total area: approx. 552.5 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE PORCH

Store

### ENTRANCE HALL

### KITCHEN

6'8" x 8'2" (2.04m x 2.48m)

Neatly appointed with a range of matching modern units  
Oven and hob

### LIVING ROOM

11'10" x 10'5" (3.61m x 3.18m)

Double glazed doors to:

### CONSERVATORY

French doors to garden

### BEDROOM 1

10'9" x 10'5" (3.28m x 3.18m)

Window

### BEDROOM 2

8'5" x 9'4" (2.57m x 2.84m)

Window

## SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is set back and divided from the road by an ornamental wall with a generous forecourt providing ample parking.

There is a private REAR GARDEN laid to lawn with a paved patio. Timber and felt garden store.

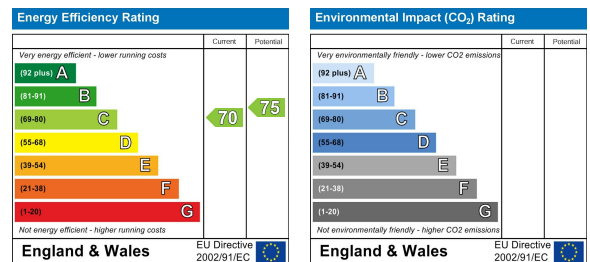


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and Ditherington Road to the Heathgates Island. Take the second exit onto Sundorne Road. Continue for some distance, where the property will be 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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