



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

139 Sundorne Road, Shrewsbury, SY1 4RP

£122,000 Region

To view this property please call us on **01743 236 800** Ref: T7713/SL/KQ

A neatly kept and improved, two bedroom, first floor flat with private garden.

This two bedroom first floor flat provides well planned, recently improved accommodation briefly comprising; entrance hall, living room, kitchen, two bedrooms and bathroom. The flat benefits from gas fired heating and double glazing. Private Garden. Carpets, curtains and blinds.

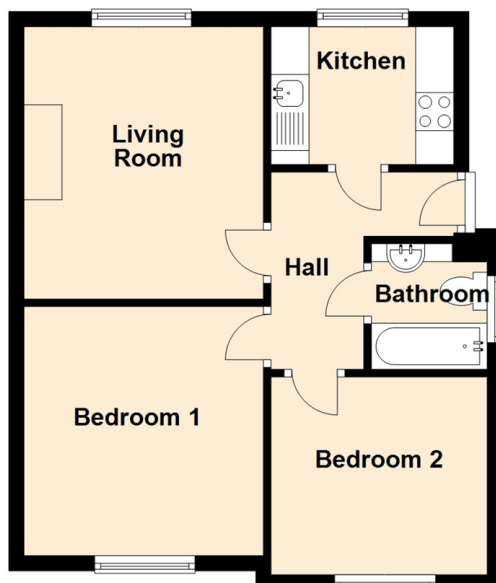
The property occupies a convenient location close to excellent local amenities, including shops and schools, while also being within easy reach of the nearby town centre with all its amenities and Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

Floor Plan

Approx. 450.4 sq. feet



Total area: approx. 450.4 sq. feet

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

INSIDE THE PROPERTY

External staircase rising to first floor.

ENTRANCE HALL

LIVING ROOM

11'9" x 10'4" (3.58m x 3.15m)

Window to the rear

KITCHEN

5'11" x 7'10" (1.81m x 2.40m)

Fitted with a range of matching modern units

Free standing cooker with double oven and hob

BEDROOM 1

10'9" x 10'4" (3.28m x 3.15m)

Window to the fore

BEDROOM 2

8'6" x 9'4" (2.60m x 2.84m)

Window to the fore

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is an enclosed area of private garden which is laid to lawn with garden store shed.

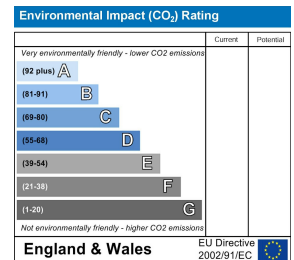
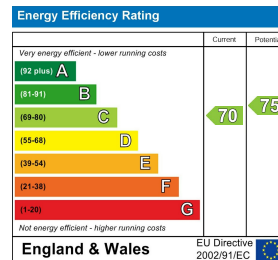


HOW TO FIND THIS PROPERTY

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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