



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Alfred Street, Shrewsbury, SY2 5EX

£350,000 Region

To view this property please call us on **01743 236 800** Ref: T7709/SL/KQ

A neatly kept, well maintained, mature, three bedroom family house.

This well appointed and neatly kept mature family house provides well proportioned accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating.

The property is well placed in this popular and convenient residential area, situated within walking distance of the town centre with its many fashionable bars and restaurants, boutique style shops, the Theatre Severn, Shrewsbury railway station and the Quarry Park and Dingle Gardens. The property is also close to excellent schools and is within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Panelled and part glazed door to:

ENTRANCE HALL

Decorative tiled floor

Understairs store cupboard

SITTING ROOM

10'7" x 11'2" (3.23m x 3.40m)

A pleasant room with ornamental cast iron fireplace with tiled hearth and hob grate

Deep walk in bay window to the front

Decorative moulded cornice and decorative picture rail

DINING ROOM

12'8" x 9'7" (3.86m x 2.93m)

Waxed and polished boarded floor

Cast iron fireplace with hob grate and tiled hearth

Moulded picture rail

Window to the rear

KITCHEN / BREAKFAST ROOM

16'7" x 10'3" (5.05m x 3.13m)

Attractively appointed and fitted with a range of Bespoke floor and wall units with granite working surfaces

Space for Range oven

Side window

Panelled and part glazed door with two windows allowing access to:

CONSERVATORY

Picture windows and glazed French doors to the rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'7" x 14'9" (3.23m x 4.49m)

An attractive room with deep bay window to the front

Further side window

Cast iron fireplace with hob grate

BEDROOM 2

12'10" x 9'8" (3.90m x 2.95m)

Waxed and polished boarded floor

Cast iron fireplace with hob grate

Window overlooking the rear garden

BEDROOM 3

9'11" x 9'11" (3.02m x 3.02m)

Double door built in wardrobe

Window overlooking the rear garden

BATHROOM

Neatly appointed with a white suite with panelled bath and mixer tap

Wash hand basin, wc

Fully tiled shower cubicle with glazed side panel and pivot door with electric shower

OUTSIDE THE PROPERTY

The property is set back from the road by a forecourt and a paved pathway serves the formal reception area.

There is a pleasant neatly kept REAR GARDEN with a central lawn, paved patio and shrubbery displays. The whole being well enclosed on all sides by closely boarded fencing with a gateway allowing access to the rear.





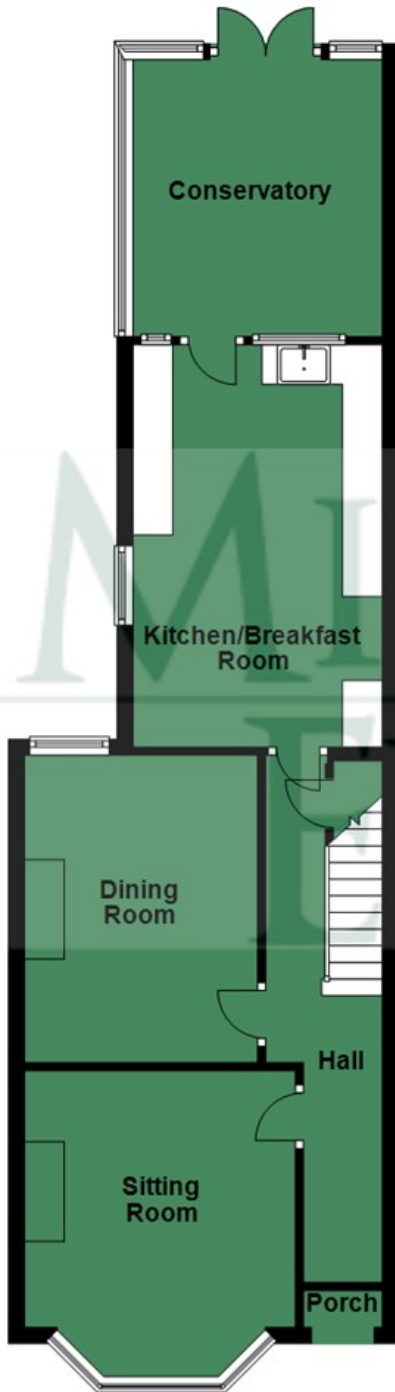




FLOOR PLANS ...

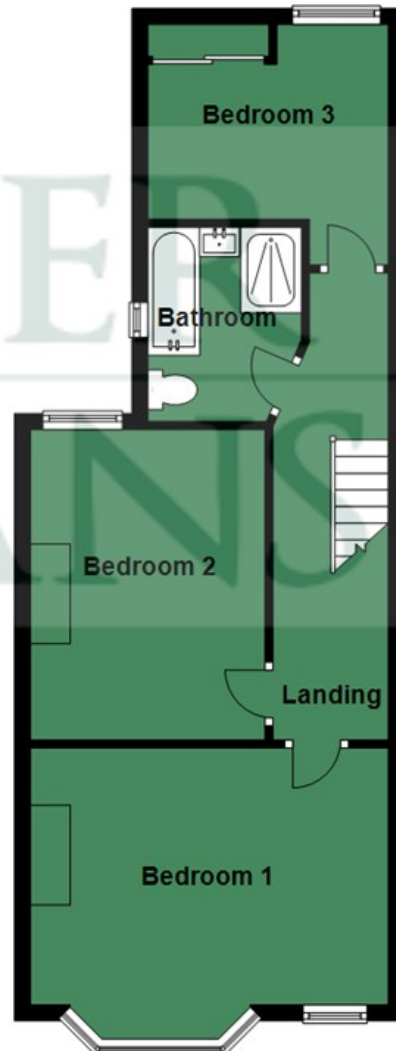
Ground Floor

Approx. 648.2 sq. feet



First Floor

Approx. 517.6 sq. feet



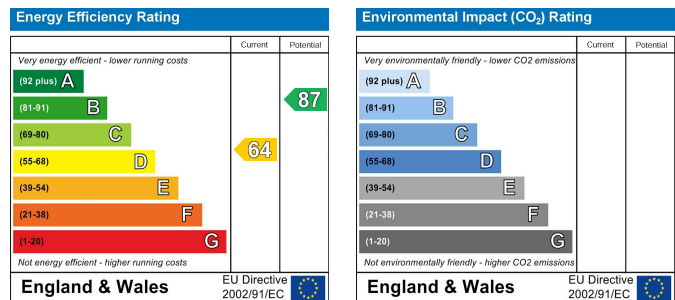
Total area: approx. 1165.8 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue through the traffic lights and after a short distance, turn left into Bell Lane. After some distance, turn left into Alfred Street, where the property will be found 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: C

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:



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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