



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**21 Argyll Street, Shrewsbury SY1 2SF**

**£200,000 Asking  
Price**

To view this property please call us on **01743 236 800** Ref: T7661/WM/MU



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# A neatly presented end of terrace family house.

This neatly presented end of terrace property briefly comprises : living room, snug/dining room, bathroom, kitchen/breakfast room, two bedrooms and a nursery bedroom.

The property is well placed in this popular residential area, which lies in close proximity to the town centre with all its major shopping thoroughfares. Popular schools, Theatre Severn, the Quarry Park and Dingle Gardens, and the Shrewsbury Railway Station are all nearby. Shrewsbury by-pass is within easy reach, with the M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### LIVING ROOM

11'0" x 15'0" (3.35m x 4.57m)

### DINING ROOM/SNUG

9'2" x 10'1" (2.79m x 3.07m)

### KITCHEN/BREAKFAST ROOM

12'0" x 15'0" (3.66m x 4.57m)

Fitted with a range of matching units with new appliances (appliances not included in the sale)

### BATHROOM

Panelled bath  
Wash hand basin  
Low flush wc.

A STAIRCASE to the FIRST FLOOR LANDING access to loft space.

### BEDROOM 1

11'2" x 12'0" (3.40m x 3.66m)

With 2 built in wardrobes.

Large cupboard.

### BEDROOM 2

9'2" x 10'1" (2.79m x 3.07m)

Built in wardrobe.

### NURSERY BEDROOM

6'6" x 4'8" (1.98m x 1.41m)

## OUTSIDE THE PROPERTY

To the rear there is an attractive well stocked GARDEN with a small terraced area with floral and shrubbery display. The whole well enclosed on all sides and gateway access to the passageway at the rear allowing access onto Argyll Street.











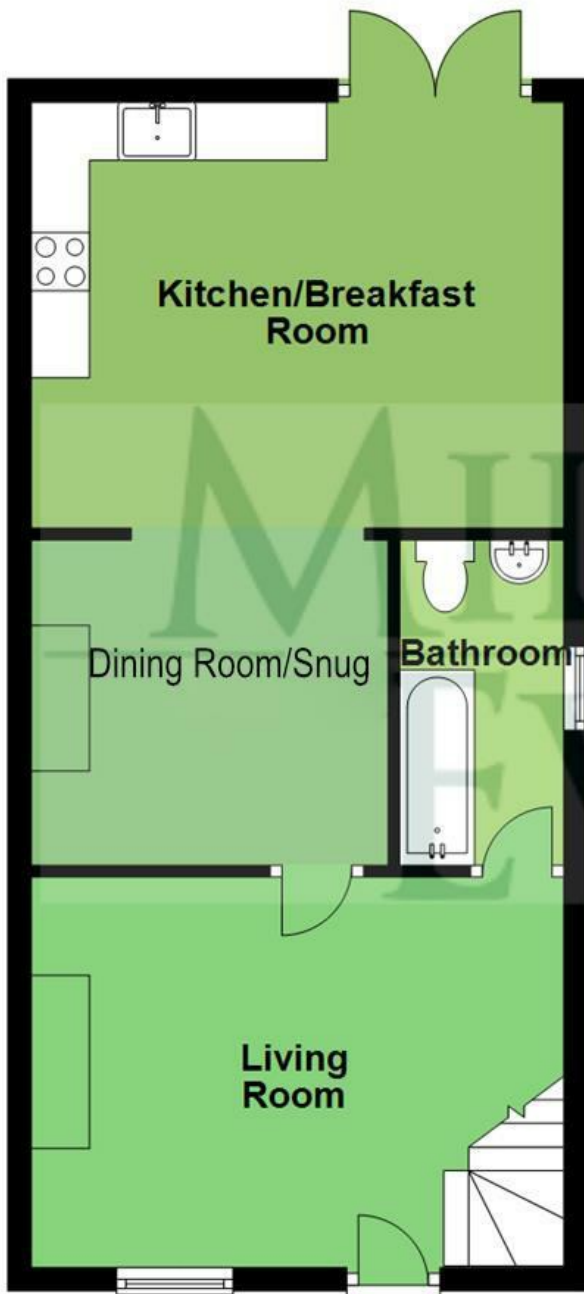




FLOOR PLANS ...

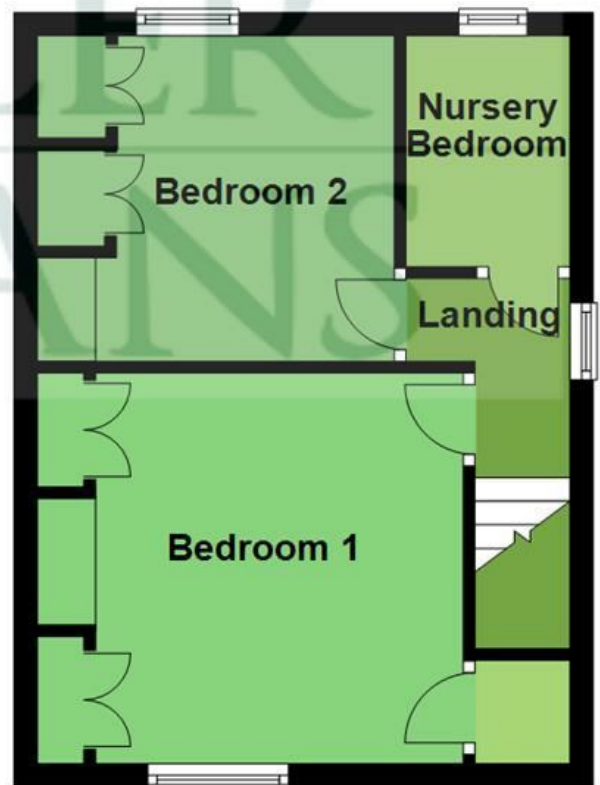
**Ground Floor**

Approx. 492.3 sq. feet



**First Floor**

Approx. 309.4 sq. feet



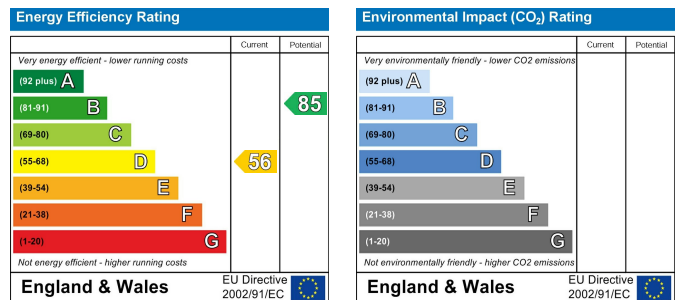
Total area: approx. 801.7 sq. feet

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 along Castle Foregate and after a short distance turn right into Gas Works Lane, turning onto New Park Road, follow the road and turn right onto Argyll Street where the property will be found at the end of the first row of terraced houses.

## 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.

### 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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