



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

32 Amber Hill, Shrewsbury, SY3 6DE

£100,000 Region

To view this property please call us on **01743 236 800** Ref: T7767/SL/KQ

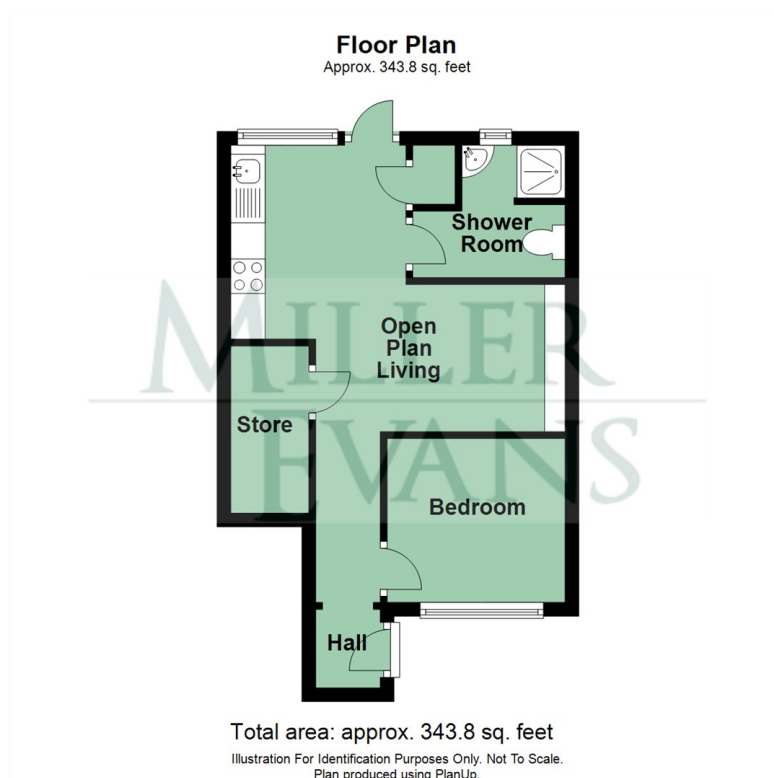
A recently fully modernised and improved, one bedroom, ground floor flat.

This much improved and recently modernised, one bedroom, ground floor leasehold flat provides well planned accommodation and benefits from gas fired central heating and double glazing.

The property is situated in a pleasant, quiet and secluded cul-de-sac position, on this popular established residential development on the Western fringe of Shrewsbury. The property is within reach of excellent amenities including shopping facilities, recreational facilities and on a frequent bus service to the town centre.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

OPEN PLAN LIVING SPACE

21'10" x 4'4" (6.66m x 1.31m)

Neatly appointed with a built in entertainment unit to one wall with double door storage cupboards

Kitchen neatly appointed and fitted with a range of matching modern units with some built in appliances

Door with side window to the rear garden

BEDROOM

7'10" x 8'6" (2.39m x 2.59m)

Window to front.

SHOWER ROOM

Neatly appointed with a fully tiled shower cubicle

Corner wash hand basin, wc

OUTSIDE THE PROPERTY

There is a shallow forecourt to the front, which is laid to lawn with inset paviours serving the reception area.

There is a good sized REAR GARDEN which is capable of an attractive layout.

Adjacent to the flat is a communal parking area with allocated parking space.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. Continue for some distance, eventually turning left into Bank Farm Road. Continue along Bank Farm Road, eventually turning left into Amber Hill. Continue to the end of the cul-de-sac and bear right into the communal parking area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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