



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Mereside, Shrewsbury, SY2 6LF

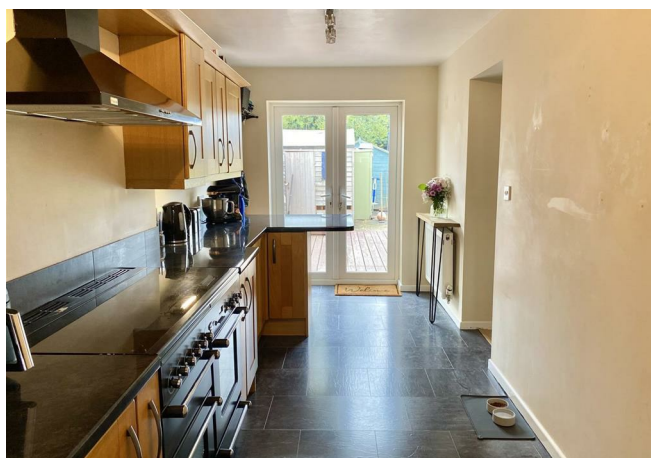
£250,000 Region

To view this property please call us on **01743 236 800** Ref: T7778/WM/KQ

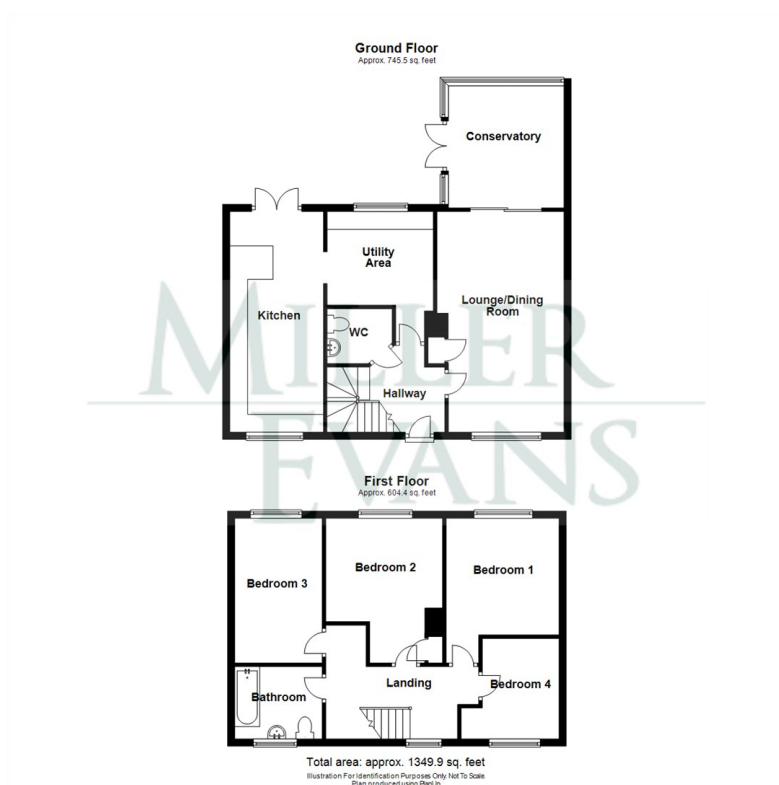
A well presented and extended, four bedroom end terraced family home.

This well presented and extended, four bedroom, end terraced family home provides well planned accommodation briefly comprising; entrance hall, cloakroom, lounge/dining room, conservatory, kitchen and utility, four bedrooms and bathroom. Spacious rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated on the fringe of this popular and established residential development, well placed within easy reach of excellent local amenities including shops, schools and on a frequent bus service to the nearby town centre.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LOUNGE / DINING ROOM

20'3" x 11'8" (6.18m x 3.56m)

Window to the front

Sliding doors to:

CONSERVATORY

French doors to rear garden

UTILITY AREA

12'0" x 9'9" (3.65m x 2.98m)

Window to the rear

Opening to:

KITCHEN

20'3" x 8'7" (6.18m x 2.62m)

Fitted with a range of matching modern units

French doors to rear garden

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

13'4" x 10'4" (4.06m x 3.16m)

BEDROOM 2

13'4" x 10'9" (4.06m x 3.27m)

Store cupboard

BEDROOM 3

13'4" x 8'0" (4.06m x 2.45m)

BEDROOM 4

9'3" x 9'0" (2.81m x 2.74m)

BATHROOM

Panelled bath

Wash hand basin, wc

Window to the front

OUTSIDE THE PROPERTY

The property is divided from the road by box hedging with a wrought iron pedestrian gate over paved patio leading to the reception area.

Enclosed REAR GARDEN laid to lawn with decked patio area.

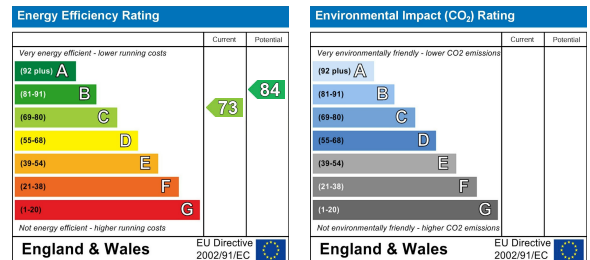


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue to the Column Island, taking the 3rd exit onto Wenlock Road. Turn right onto Sutton Way. Turn left onto Mereside 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: 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.

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rightmove.co.uk
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
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