



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

57 New Park Street, Shrewsbury, SY1 2LE

£165,000 Region

To view this property please call us on **01743 236 800** Ref: T7783/SL/KQ

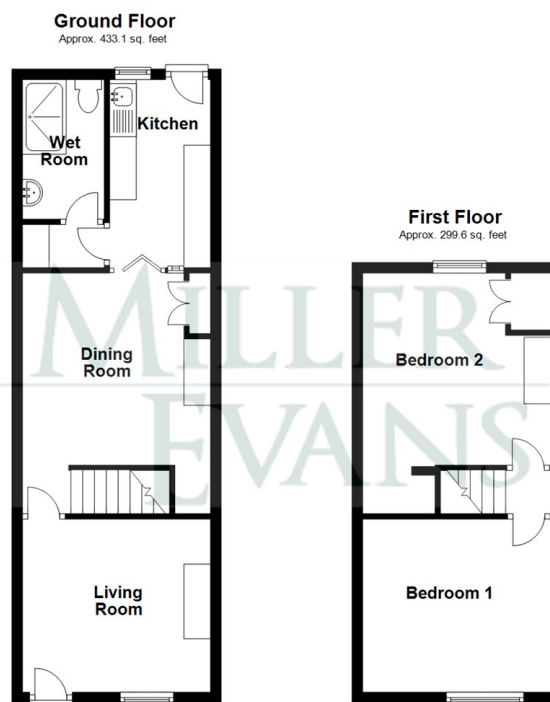
A mature, two bedroom terraced house in need of modernisation and improvement.

This mature two bedroom terraced house requires modernisation and improvement but provides well planned accommodation with the benefit of gas fired central heating and partial double glazing.

The property is situated in this popular and convenient residential area, close to local shops and schools, the town centre and within easy reach of the Shrewsbury by-pass with M54 access to the West Midlands.



FLOOR PLANS



Total area: approx. 732.7 sq. feet

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

INSIDE THE PROPERTY

Glazed entrance door to:

LIVING ROOM

10'8" x 11'7" (3.25m x 3.53m)

Window overlooking the front

DINING ROOM

11'10" x 11'7" (3.61m x 3.53m)

Built in storage cupboards

Understairs store cupboard

KITCHEN

11'7" x 6'2" (3.53m x 1.88m)

Fitted with a range of units

UTILITY LOBBY

Space and plumbing for washing machine

Door to:

WET ROOM

Wash hand basin, wc

STAIRCASE from dining room rising to FIRST FLOOR

BEDROOM 1

10'8" x 11'7" (3.25m x 3.53m)

BEDROOM 2

12'0" x 11'7" (3.66m x 3.53m)

OUTSIDE THE PROPERTY

The property is divided from the road by a shallow forecourt.

There is a good sized REAR GARDEN which is capable of an attractive layout and is served by a concrete pathway with a sectional garage and gateway access to the rear, suitable for creating off street parking, if required.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate. Turn right into Gaswicks Lane. After some distance, turn right into North Street. Continue to the bottom of North Street, turning left into Queen Street and left into New Park Street, where the property will be found on the left hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

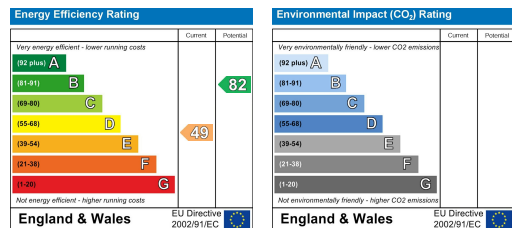
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: 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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