



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**60 Hotspur Street, Greenfields, Shrewsbury, SY1 2QA**

**£220,000 Region**

To view this property please call us on **01743 236 800** Ref: T7782/SL/KQ

# A neatly kept mature two bedroom mid terraced house.

This mature two bedroom terraced house provides well planned and well proportioned accommodation briefly comprising; entrance hall, sitting room, dining room, kitchen, two bedrooms and bathroom. Enclosed rear garden. The property benefits from gas-fired central heating.

Situated in this popular and favoured convenient location, well placed within easy reach of the nearby town centre with all its amenities including the Shrewsbury Railway Station and also well placed within reach of local schools and the Shrewsbury by-pass with M54 link to the West Midlands.



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## FLOOR PLANS

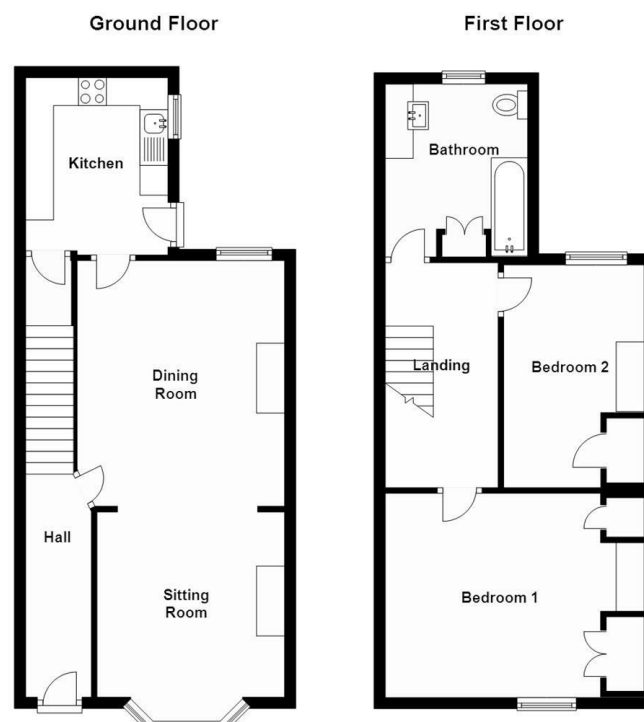


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## INSIDE THE PROPERTY

### ENTRANCE HALL

Attractive tiled floor

### SITTING ROOM

10'9" x 11'0" (3.28m x 3.35m)

Bay window to the front

Attractive cast iron fireplace with oak surround and mantel

### DINING ROOM

13'4" x 12'2" (4.06m x 3.71m)

Fitted book/display shelving

Window overlooking the rear garden

### KITCHEN

10'5" x 8'4" (3.18m x 2.54m)

Fitted with a range of matching wall and base units

Door to useful CELLAR providing ideal storage space.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

11'0" x 15'2" (3.35m x 4.62m)

Waxed and polished boarded floor

Cast iron fireplace with hob grate

### BEDROOM 2

12'6" x 8'3" (3.81m x 2.51m)

Waxed and polished boarded floor

Window overlooking the rear garden

### BATHROOM

Modern white suite comprising;

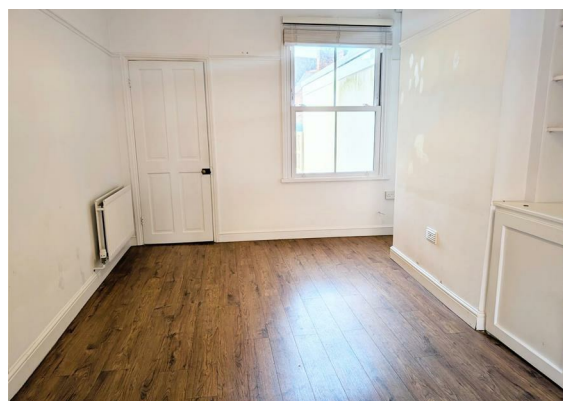
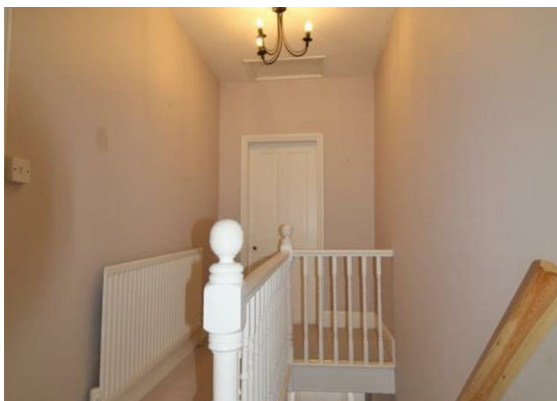
Panelled bath with shower over

Wash hand basin, WC

## OUTSIDE THE PROPERTY

To the front, there is a neatly kept gravel forecourt with a floral border and a wrought iron balustrade with gateway which allows access to a tiled pathway serving the formal reception area.

Enclosed rear garden laid to lawn with shrubbery borders and gravelled hardstanding with timber and felt garden store and gateway access to the rear.

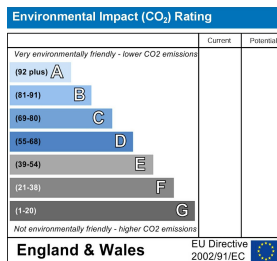
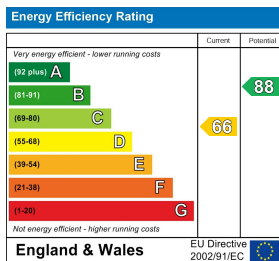


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Smithfield Road and proceed up Coton Hill and along Ellesmere Road, eventually turning right into Greenfield Street, first right into Hotspur Street and continue to the bottom of the 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: 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:



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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