



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Burton Street, Shrewsbury, SY1 2JW

£225,000 Region

To view this property please call us on **01743 236 800** Ref: T7760/SL/KQ

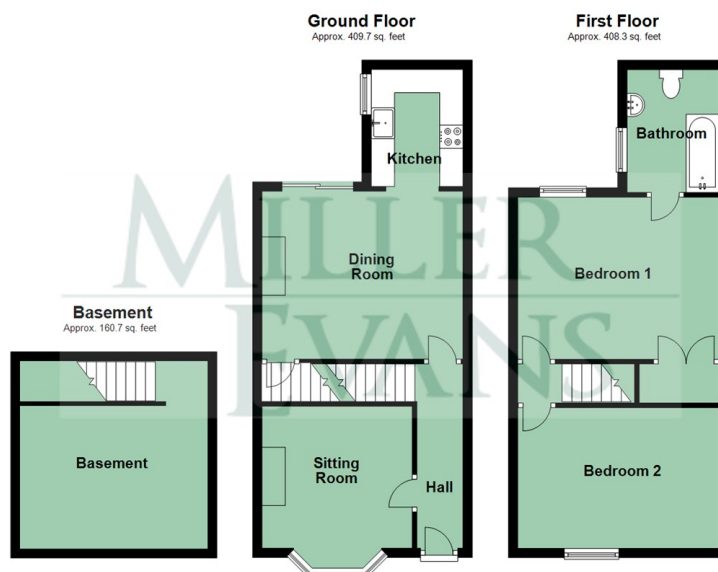
An attractive, well maintained, mature, two bedroom townhouse.

This two bedroom townhouse provides well planned and well proportioned accommodation and benefits from gas fired central heating. The accommodation briefly comprises; entrance hall, sitting room, dining room, kitchen, cellar, two bedrooms and bathroom. Good sized enclosed rear garden.

The property is well placed in this popular, desirable and fashionable residential area, within reach of excellent amenities including the nearby town centre with its many fashionable bars and restaurants, boutique style shops, the Theatre Severn, Shrewsbury railway station, Quarry Park and Dingle Gardens.



FLOOR PLANS



Total area: approx. 978.6 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Decorative tiled floor

SITTING ROOM

10'0" x 10'7" (3.05m x 3.23m)

A pleasant room with fireplace recess
Deep bay window overlooking the front

DINING ROOM

11'10" x 14'2" (3.61m x 4.32m)

Waxed and polished boarded floor
Fireplace feature with surround and mantel, decorative tiled slips and inset living flame coal effect gas fire
Double glazed sliding patio doors to rear garden
Door allowing access to the Cellar.
Archway to Kitchen

CELLAR

Providing ideal storage space

KITCHEN

8'3" x 6'6" (2.51m x 1.97m)

Neatly appointed and fitted with a range of units

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

11'5" x 14'2" (3.48m x 4.32m)

Window overlooking the rear garden
Double door built in store cupboard

BATHROOM

Wash hand basin, wc
Panelled bath with shower over

BEDROOM 2

9'11" x 14'2" (3.02m x 4.32m)

Window to the front

OUTSIDE THE PROPERTY

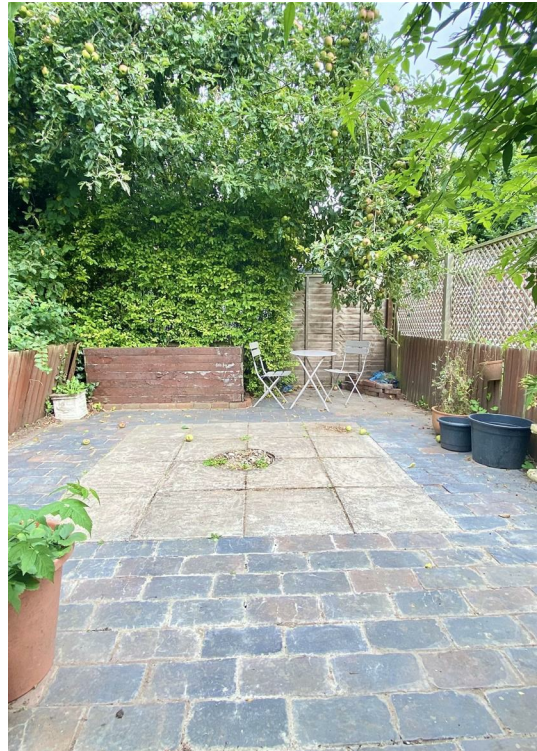
The property is set back from the road by a ornamental dwarf wall with a brick paved shallow forecourt with pathway serving the reception area.

There is a good sized, pleasant REAR GARDEN with a paved patio and terrace with pathway to a further patio and terrace, providing an ideal entertaining space. The whole is enclosed by wooden fencing and established trees and shrubs.



HOW TO FIND THIS PROPERTY

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	87		
	55		
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 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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