



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

190 York Road, Shrewsbury, SY1 3QH

£145,000

To view this property please call us on **01743 236 800** Ref: T7822/SL/lrd

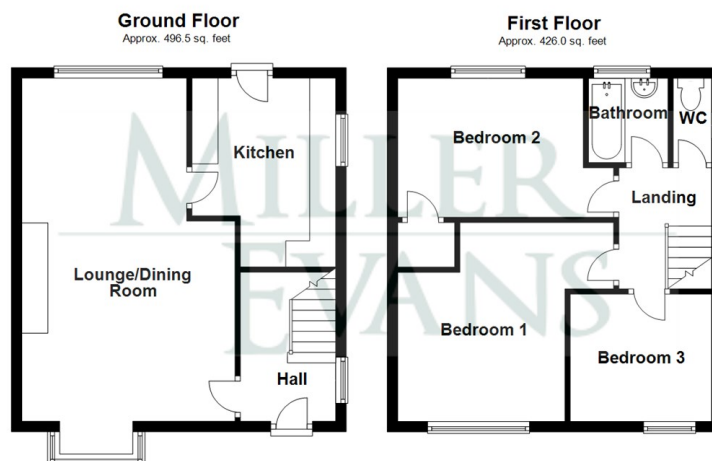
A mature three bedroom semi-detached house requiring some modernisation and improvement. Situated in a convenient residential area close to amenities.

The property provides well planned and well proportioned accommodation throughout and with the benefit of gas fired central heating and double glazing, the accommodation briefly comprises: entrance hall, l-shaped lounge/dining room, kitchen, three bedrooms, bathroom, and separate wc. Garage, dry store, forecourt with parking and enclosed rear garden.

The property is situated in this popular and convenient residential area, well placed within reach of excellent amenities including local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury bypass allowing ease of access onto the M54 motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 922.5 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

L-SHAPED LOUNGE/DINING ROOM

21'7" x 13'5" (6.58m x 4.09m)

A pleasant through room

Windows to the front and rear

KITCHEN

11'11" x 9'1" (3.62m x 2.76m)

Window to the side

Fitted with a range of wall and base units

From the hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'6" x 13'7" (3.81m x 4.14m)

Window to the front

BEDROOM 2

8'9" x 13'7" (2.67m x 4.14m)

Window to the rear

BEDROOM 3

8'0" x 8'11" (2.44m x 2.71m)

Window to the front

BATHROOM

Window to the rear

Panelled bath

Pedestal wash hand basin

WC

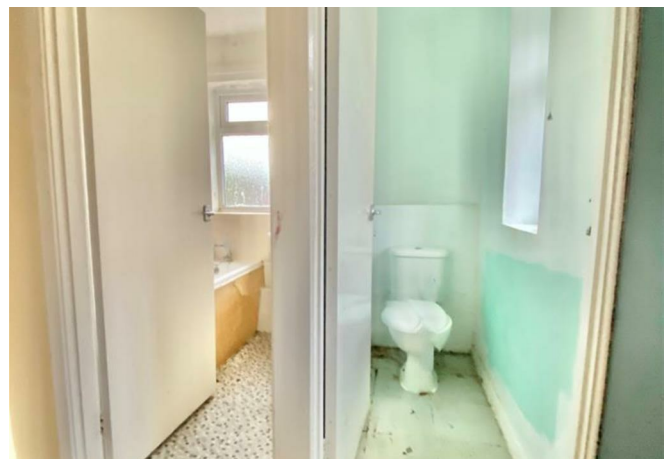
Window to the side

OUTSIDE THE PROPERTY

GARAGE & BRICK BUILT DRY STORE

To the front, the property is divided from the road by a forecourt with driveway and pathway serving the formal reception area.

To the rear, there is an enclosed garden with paved patio with retaining walls, the whole capable of an attractive layout.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along Ditherington Road. Continue for some distance eventually turning left into Mount Pleasant Road. Continue under the railway bridge to the traffic island and take the third exit into Lancaster Road. Continue along Lancaster Road for some distance, eventually turning left into York Road. Continue along York Road 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 and this will be confirmed by the vendors' solicitors during pre-contract enquiries

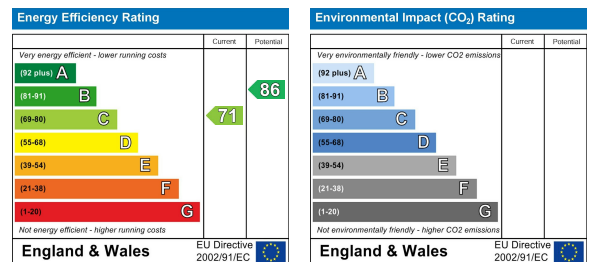
LOCAL AUTHORITIES

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.

FIND OUR PROPERTIES ON:



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.

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones