



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 Gayfield Terrace, Underdale Road, Shrewsbury, SY2 5DG**

**£280,000 Region**

To view this property please call us on **01743 236 800** Ref: T7796/SL/lrd

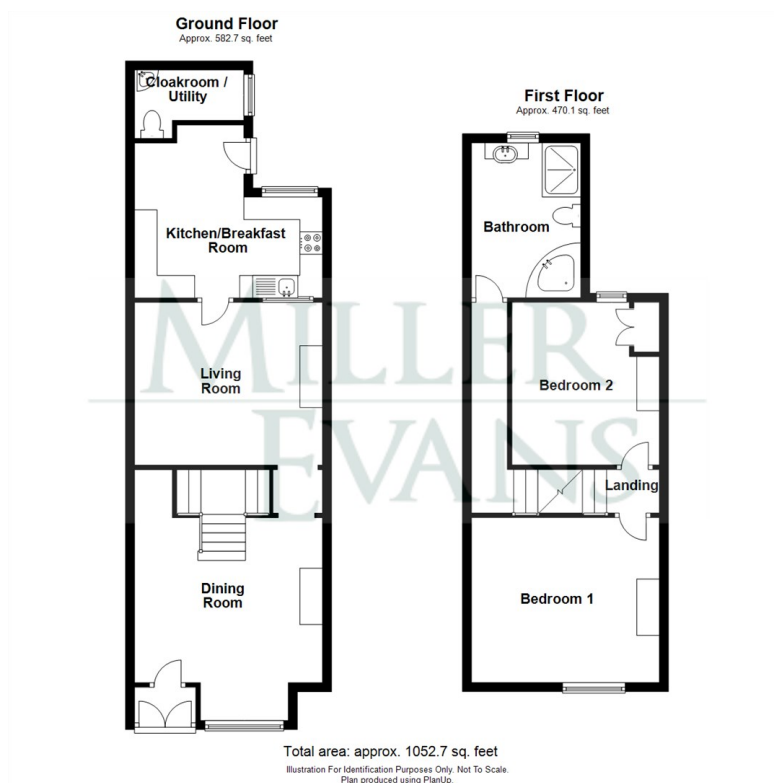
A neatly kept, well maintained two bedroom terraced house with parking for two cars, situated in a popular and convenient residential area.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and has been much loved and cared for by the current owner, and with the benefit of full gas fired central heating and double glazing, the accommodation briefly comprises: entrance porch, dining room, living room, kitchen/breakfast room, cloakroom/utility room, two bedrooms and bathroom. Boarded loft space with window and power supply. Parking for two cars. Private garden and patio area.

The property is well placed in this popular and convenient residential area within close proximity of the town centre by the English bridge, popular schools and within easy reach of the Shrewsbury bypass which allows ease of access of the M54 motorway link to the West Midlands.



## FLOOR PLANS





## INSIDE THE PROPERTY

Panelled and part glazed double doors to:

### ENTRANCE PORCH

Panelled and partly glazed entrance door with decorative leaded lights

### DINING ROOM

6'7" x 13'8" (2.00m x 4.17m)

Window overlooking the forecourt and formal reception area to the front

Fireplace feature with surround and mantle, marble slips and inset Living Flame coal effect gas fire

Small inner hall with under-stairs store cupboard

### LIVING ROOM

11'10" x 13'8" (3.61m x 4.17m)

Pleasant room with stone fireplace feature with fitted gas fire

### L SHAPED KITCHEN/BREAKFAST ROOM

11'3" x 13'8" (3.43m x 4.17m)

Neatly appointed and fitted with a range of matching modern units

Stable door allowing access to the GARDEN

### CLOAKROOM/UTILITY ROOM

5'0" x 7'11" (1.52m x 2.42m)

WC low type flush

Corner wash hand basin

Space and plumbing for washing machine

From the dining room, STAIRCASE rises to a FIRST FLOOR

LANDING - access via loft ladder to a boarded roof space with window and power supply

### BEDROOM 1

12'0" x 13'8" (3.66m x 4.17m)

Window to the front

### BEDROOM 2

11'10" x 10'9" (3.61m x 3.27m)

Window overlooking the rear

### BATHROOM

Neatly appointed with a white suite, comprising:

Oval corner bath

Walk in shower with electric shower unit

Vanity unit and inset wash hand basin

WC low type flush

## OUTSIDE THE PROPERTY

To the front, the property is approached over a Tarmacadam forecourt with space and parking for two cars and a paved area serves the formal reception area.

To the rear, there is a small enclosed yard with an ornamental gate allowing access to a pathway which extends to the rear of the terrace and is shared by the neighbouring properties. Beyond the pathway there is a private garden with a paved patio and terrace and steps leading down to a pathway serving a further area of garden which is laid to lawn with a floral, shrubbery and rose border, the whole being neatly kept with a timber and felt garden store. Outside lighting point and cold water supply tap.

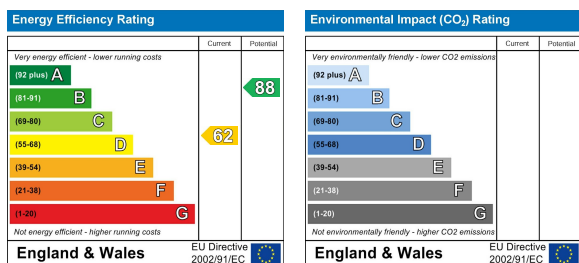


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge. After a short distance, bear left behind Shrewsbury Abbey. Continue for a further distance and at the t-junction, turn left into Underdale Road where Gayfield Terrace will be found after a further short distance, on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

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

Council Tax Band B

### 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

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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