



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**74 Spring Gardens, Shrewsbury, SY1 2TE**

**£220,000 Asking  
Price**

To view this property please call us on **01743 236 800** Ref: T7859/SL/KQ

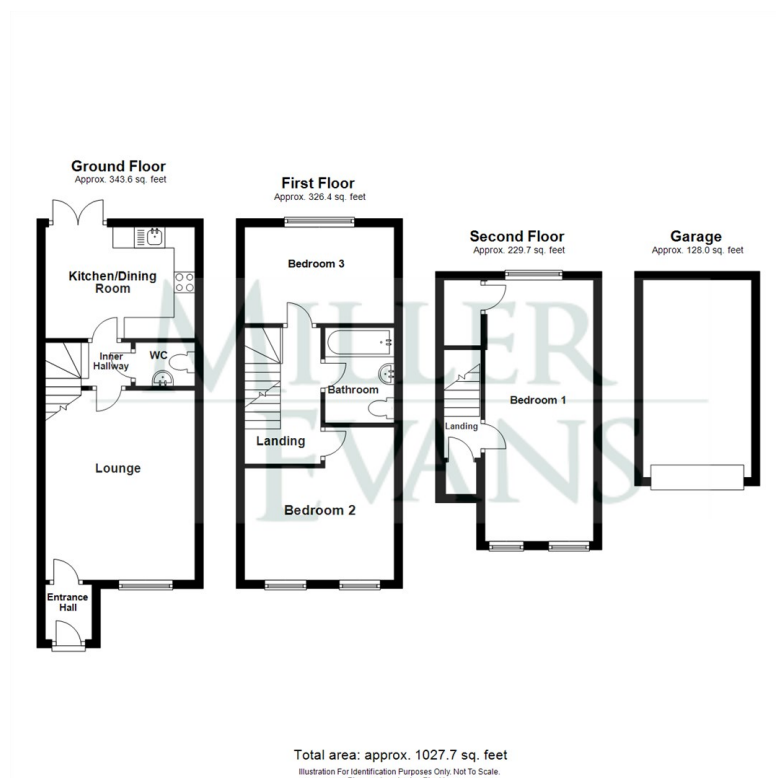
A modern three bedroom mews style townhouse, situated in a convenient location close to the town centre.

This modern three bedroom house briefly comprises; entrance hall, lounge, kitchen/dining room, cloakroom/wc, two double bedrooms and a bathroom to the first floor and a master bedroom to the second floor. Private driveway, garage and rear garden. The property also benefits from gas-fired central heating and double glazing.

The property is pleasantly situated on this popular residential development, close to excellent local amenities including good schools, local shops, frequent bus service to the town centre and the Shrewsbury Railway Station and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS





---

## INSIDE THE PROPERTY

### ENTRANCE HALL

### LOUNGE

14'11" x 11'9" (4.55m x 3.59m)

Window to the front

### INNER HALLWAY

### CLOAKROOM

Wash hand basin, wc

### KITCHEN / DINING ROOM

8'9" x 11'9" (2.67m x 3.59m)

Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over

Integrated appliances

French doors to rear garden.

STAIRCASE rising from inner hall to FIRST FLOOR LANDING

### BEDROOM 2

8'10" x 11'9" (2.68m x 3.59m)

Two windows to the front

### BEDROOM 3

7'7" x 11'9" (2.31m x 3.59m)

Window overlooking rear garden

### BATHROOM

Panelled bath with shower over

Wash hand basin, wc

Tiled floor

STAIRCASE rising from first floor landing to SECOND FLOOR

### BEDROOM 1

20'6" x 8'6" (6.26m x 2.60m)

Three Velux roof lights

## OUTSIDE THE PROPERTY

The property is approached over a paved pathway which is flanked either side by neatly kept lawn.

To the rear of the property is a good sized GARDEN which is mainly laid to lawn with a paved pathway and patio area with gated front and rear access. The whole is enclosed on all sides by closely boarded wooden fencing.

DETACHED GARAGE with up and over door and concrete floor. Private parking space.



When approaching from Shrewsbury proceed out of town along Castle Foregate and St Michael's Street. Proceed straight over the first mini island and shortly before the second mini island the property will be found on the right hand side.



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