



SHREWSBURY'S ESTATE AGENT

74 Spring Gardens, Shrewsbury, SY1 2TE

£220,000 Asking

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

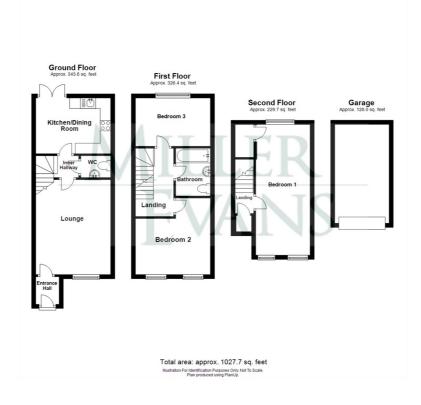
This modern three bedroom house briefly comprises; entrance hall, lounge, kitchen/dining room, cloakroom/wc, two double bedrooms and a bathroom to the first floor and a master bedroomed to the second floor. Private driveway, garage and rear garden. The property also benefits from gas-fired central heating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









# HOW TO FIND THIS PROPERTY

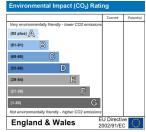
When approaching from Shrewsbury proceed out of town along Castle Foregate and St Michael's Street. Proceed straight over the first mini island and shortly before the second mini island the property will be found on the right hand side.





# HOW ENERGY EFFICIENT IS THIS PROPERTY?

# Lenergy Efficiency Rating Very energy efficient - lower naming costs (22 plus) A (8141) B (990) (155-61) (12-54) (12-33) F (1-20) G Not energy efficient - higher running costs 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: C

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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