



MILLER  
EVANS

SHREWSBURY'S ESTATE AGENT

79 Longden Coleham, Shrewsbury, SY3 7DZ

£269,500 Region

To view this property please call us on 01743 236 800 Ref: T7864/WM/KQ



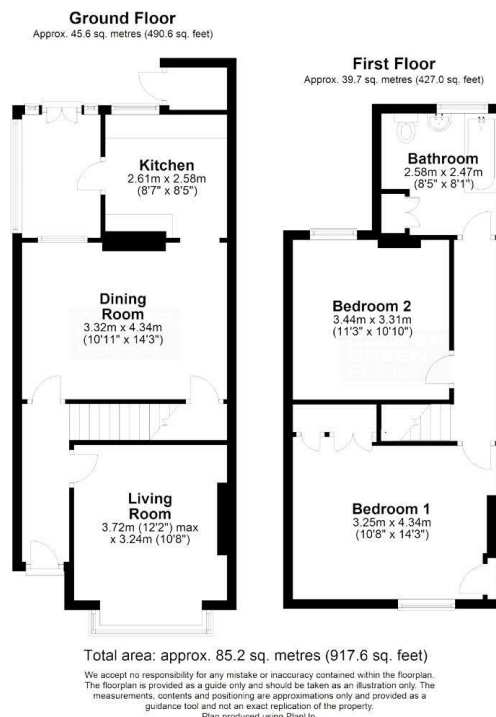
# A well presented two bedroom terraced house, situated close to excellent local amenities.

This well presented mature two bedroom terraced house provides well planned accommodation briefly comprising; entrance hall, living room, dining room, kitchen, garden room, two bedrooms and bathroom. Private enclosed rear garden.

The property is situated in this highly desirable residential location, within walking distance of local shops, including a range of Artisan stores, for those seeking high quality and hand crafted products, popular schools and within easy reach of the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, Shrewsbury railway station and the ever popular Quarry Park.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

12'2" x 10'8" (3.71m x 3.25m)

Bay window to the front

Fireplace with surround and mantel

### DINING ROOM

10'11" x 14'3" (3.33m x 4.34m)

Door to cellar

### KITCHEN

8'7" x 8'5" (2.62m x 2.57m)

Range of matching wall and base units

Door to:

### GARDEN ROOM

Doors to rear garden

(Currently used as a utility area)

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

10'8" x 14'3" (3.25m x 4.34m)

Built in wardrobes

### BEDROOM 2

11'3" x 10'10" (3.43m x 3.30m)

### BATHROOM

8'5" x 8'1" (2.57m x 2.46m)

Panelled bath

Wash hand basin, wc

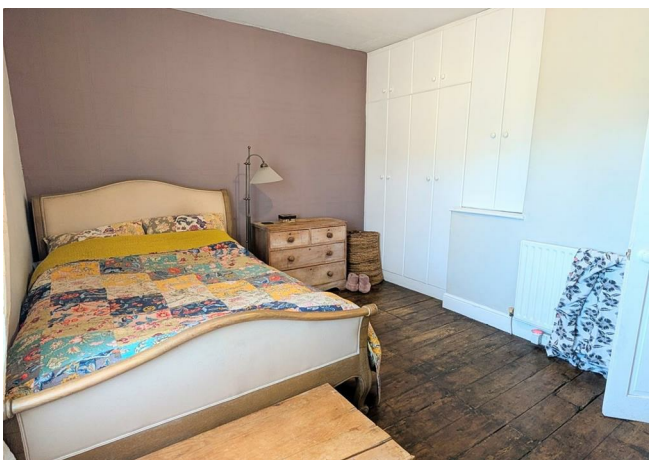
Window

Store cupboard

## OUTSIDE THE PROPERTY

The property is approached via steps leading to the reception area, flanked by small garden area.

Enclosed COURTYARD REAR GARDEN laid to gravel with mature floral and shrubbery beds and borders.





## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Coleham Head. At the mini island, turn right into Longden Coleham and continue where the property will be found on the left hand side.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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