



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Alma Street, Shrewsbury, SY3 8QL

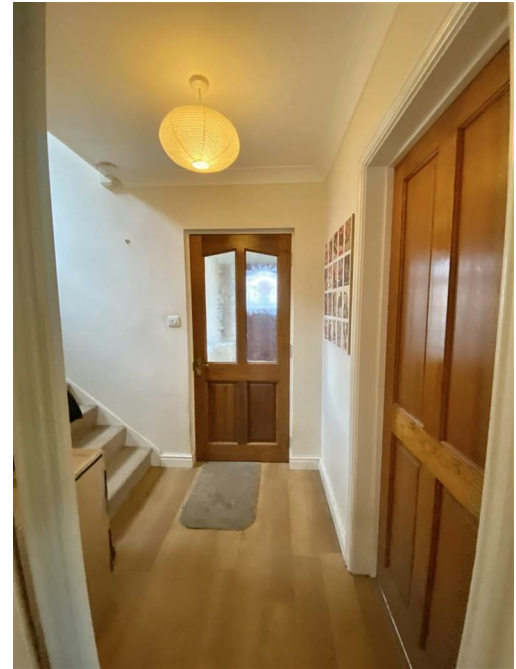
£365,000 Region

To view this property please call us on **01743 236 800** Ref: T7870/SL/KQ

An attractive three bedroom semi-detached house.

This three bedroom semi-detached property provides well planned and well proportioned accommodation and benefits from gas fired central heating and double glazing. Planning permission has been granted for the demolition of the existing garage, and the erection of a replacement garage with adjoining utility room and small shower room. (Planning ref: 23/04137/FUL)

The property is situated in an excellent location, close to the nearby town centre via the Welsh Bridge. Mountfields offers a balance of convenience and tranquillity, well placed within easy reach of the town centre with its many fashionable bars, restaurants, Theatre Severn and walking paths along the River Bank of the River Sever.



FLOOR PLANS



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

12'0" x 10'0" (3.66m x 3.05m)

Bay window to front

DINING ROOM

11'10" x 10'0" (3.61m x 3.05m)

Window overlooking the rear garden

KITCHEN

13'0" x 10'4" (3.96m x 3.15m)

Fitted with a range of units

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

12'0" x 10'9" (3.66m x 3.28m)

BEDROOM 2

11'10" x 10'0" (3.61m x 3.05m)

BEDROOM 3

6'0" x 10'4" (1.82m x 3.15m)

SHOWER ROOM

Large walk in shower

Wash hand basin

SEPARATE WC

OUTSIDE THE PROPERTY

SECTIONAL GARAGE

VERSATILE STAND ALONE GARDEN ROOM

Ideal for use as a home office/studio/relaxation space.

The property is divided from the road by an ornamental dwarf wall and approached over a driveway with a forecourt laid to lawn with established shrubs and trees. The drive extends to the side, providing additional parking with a pathway extending to the front, serving the reception area.

There is a good sized enclosed REAR GARDEN laid to lawn with established shrubs and trees.



HOW TO FIND THIS PROPERTY

The property is best approached over the Welsh Bridge around the Frankwell Island, taking the 4th exit, heading back towards the town centre. Bear left towards Frankwell and turn left onto Mount Street. Turn right onto Alma Street, where the property will be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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



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

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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