



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Coton Manor, Berwick Road, Shrewsbury, SY1 2LT

£65,000 Region

To view this property please call us on **01743 236 800** Ref: T7886/SL/KQ

A spacious one bedroom apartment situated on the 3rd floor of this landmark building.

This one bedroom, third floor apartment provides well proportioned accommodation and benefits from electric night storage heating, double glazing, superb open views and a garage.

The property is well placed within easy reach of the nearby town centre with all the major town centre thoroughfares, the Theatre Severn and Shrewsbury railway station. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

Note: Applicants should note that the building is non-traditional construction and as such we recommend arranging suitable finance before viewing. (Our own recommended mortgage advisers are available to help)



FLOOR PLANS

Floor Plan

Approx. 480.3 sq. feet



Total area: approx. 480.3 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

15'0" x 11'0" (4.57m x 3.35m)

Picture window enjoying views of the garden and neighbouring countryside towards the West Midland showground

KITCHEN

13'5" x 6'8" (4.09m x 2.03m)

Fitted with a range of units

Window enjoying open outlooks

BEDROOM

11'8" x 11'3" (3.56m x 3.44m)

Range of built in wardrobes

Window enjoying open outlook

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

Generous communal parking area

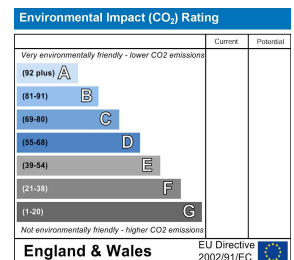
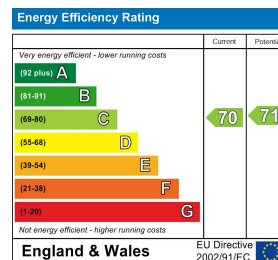
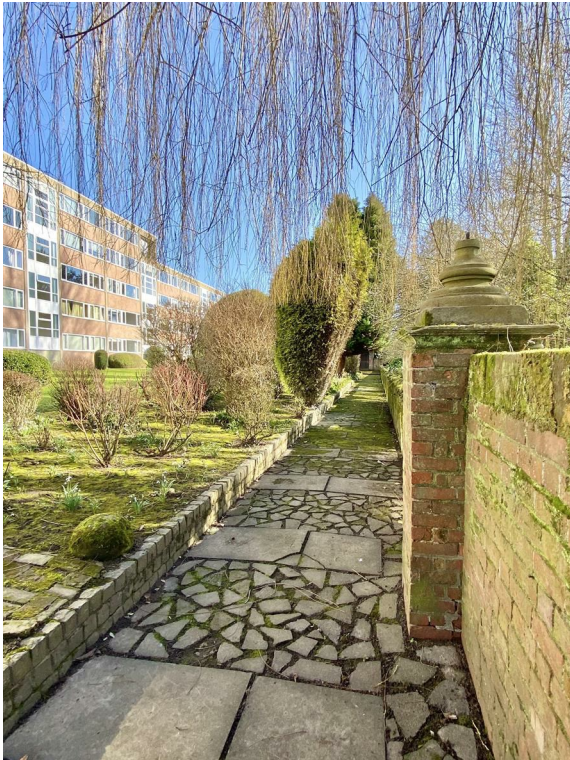
Attractive landscaped well stocked and established gardens and grounds.

GARAGE



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Coton Hill turning left at the traffic lights onto Berwick Road. After a short distance turning left onto Gravel Hill where the property will be found immediately on the left hand side.



SERVICES

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

TENURE

We are advised that this property is Leasehold 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: A

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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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