



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

25 Lime Street, Shrewsbury, SY3 7EB

£280,000 Region

To view this property please call us on **01743 236 800** Ref: T7913/SL/KQ

A particularly well appointed, much improved and neatly kept, two bedroom terraced townhouse.

This two bedroom townhouse provides well planned and much improved accommodation, briefly comprising; entrance hall, dining room, pleasant and good sized living room with log burning stove, spacious and comprehensively fitted kitchen/breakfast room with a range of attractive units incorporating a central oval island unit, two bedrooms and a luxuriously appointed family bathroom. The property benefits from gas fired central heating and double glazing.

The property is situated in a popular and convenient and enviable location, well placed within reach of excellent amenities in Longden Coleham, popular schools, close proximity to the nearby town centre with its many fashionable bars and restaurants, 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.



INSIDE THE PROPERTY

ENTRANCE HALL

Decorative tiled floor

DINING ROOM

10'3" x 11'2" (3.12m x 3.40m)

Window to the front

Fireplace recess

Built in understairs store cupboard

LIVING ROOM

11'10" x 14'9" (3.61m x 4.50m)

Fireplace recess housing log burning stove

BREAKFAST KITCHEN

14'0" x 14'9" (4.27m x 4.50m)

Neatly appointed and fitted with a range of matching units with central island unit with granite working surfaces

Glazed double French doors to rear garden

From the entrance hall a STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

10'3" x 10'7" (3.12m x 3.22m)

Wardrobe recess

Window to the front

Cast iron fireplace with hob grate

BEDROOM 2

11'10" x 7'4" (3.61m x 2.24m)

Cast iron fireplace with hob grate

Window overlooking the rear garden

BATHROOM

Attractively appointed with a modern white suite with panelled bath with Direct mixer shower with overhead Drench shower and hand held shower

Dressing surface with onset hand basin, wc

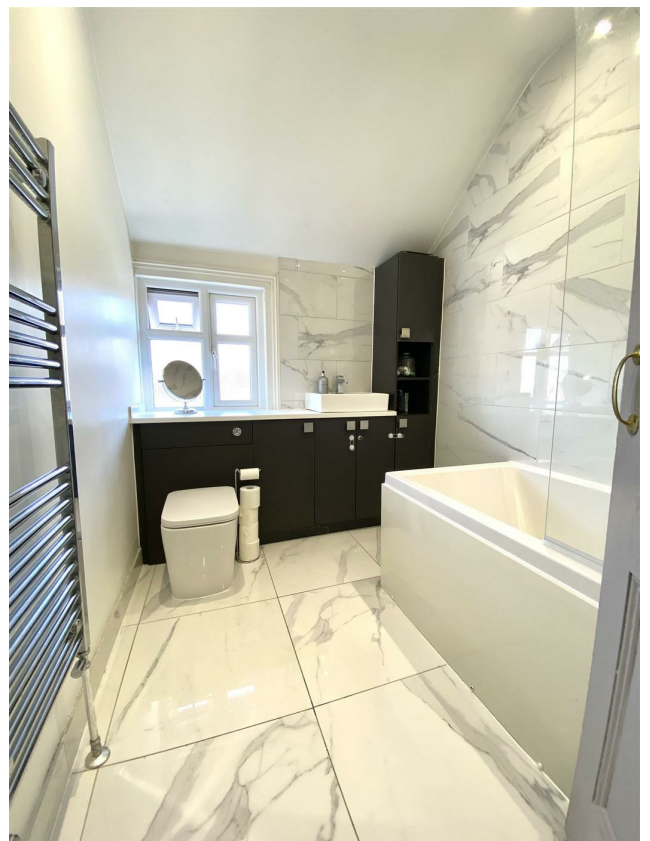
OUTSIDE THE PROPERTY

There is a paved forecourt to the front with an ornamental wrought iron gate and pathway serving the reception area.

Small enclosed REAR GARDEN with artificial lawn and further gravelled area. The whole being enclosed on all sides with gateway access to a hardstanding providing parking for one car.



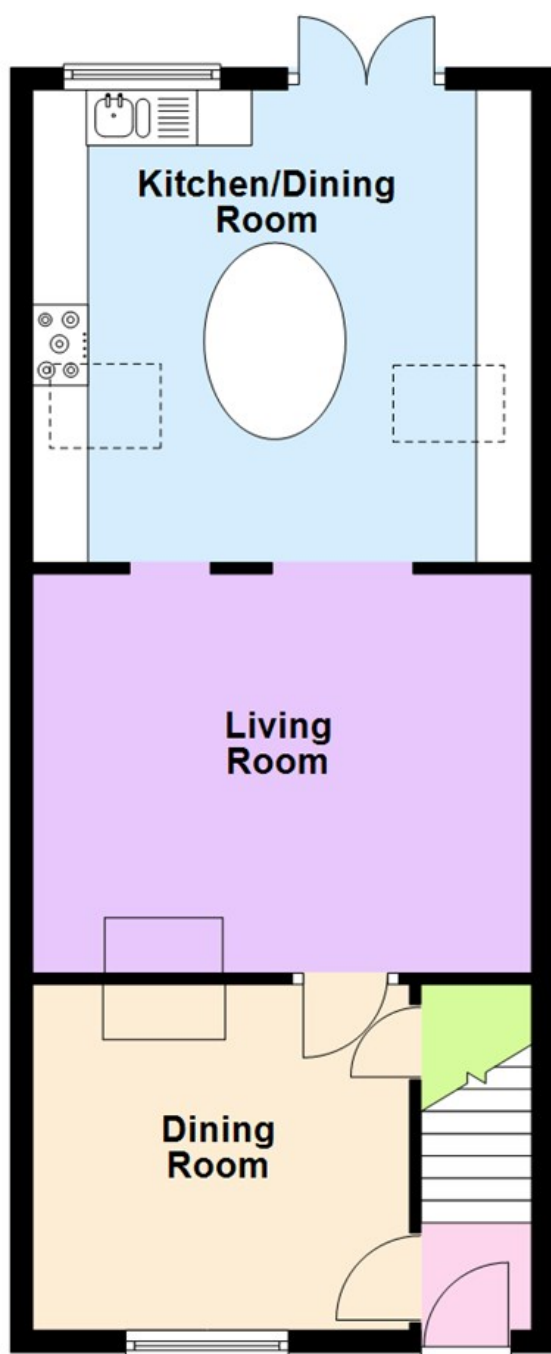






FLOOR PLANS ...

Ground Floor



First Floor

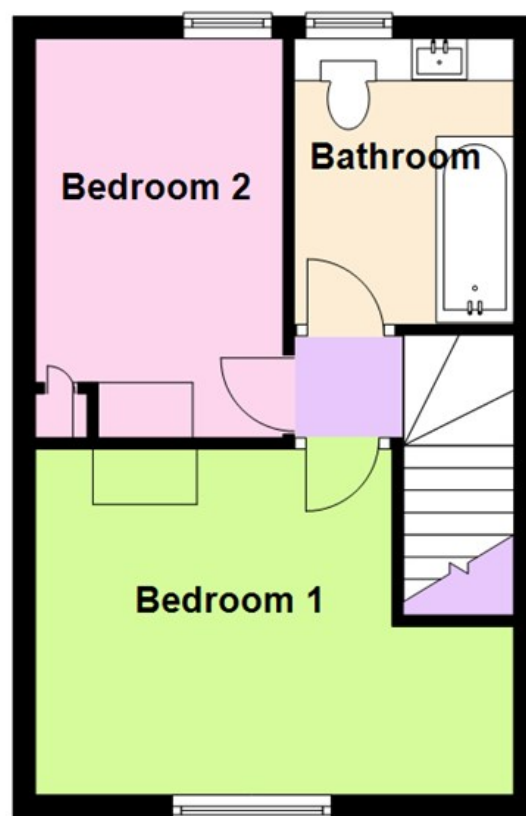
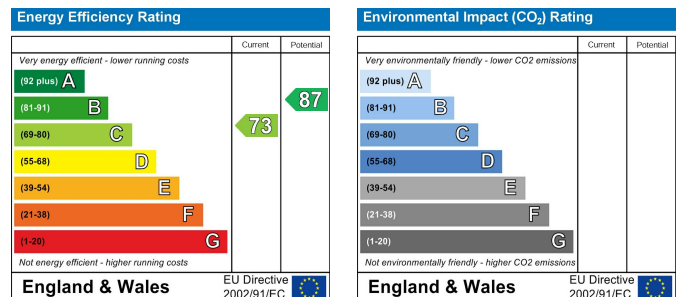


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Coleham Head. After a short distance, at the mini-island, turn right into Longden Coleham. Proceed for some distance, eventually turning left into Lime Street, where the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



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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