



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**18 Nexus, Roushill, Shrewsbury, SY1 1PT**

**£280,000 Region**

To view this property please call us on **01743 236 800** Ref: T7897/SL/lrd

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A spacious one bedroom mews-style town house, providing stylish living accommodation designed with contemporary finishes, tucked away in a secure gated courtyard with one allocated parking space. The property is adjacent to all the major town centre thoroughfares and amenities.

The property provides well planned and well proportioned accommodation, which is arranged over three levels. The open plan living area is combined with a modern kitchen and the full length windows with glazed doors leading to a balcony, maximise the space with generous amounts of natural light. The large double bedroom on the second floor level enjoys the same benefit with a large window extending the width of the room. The bedroom also benefits from a large, modern en-suite bathroom. The property, unlike many town centre apartments, has the benefit of a private entrance, as well as full gas fired central heating and double glazing.

The property is well placed, close to the town centre with its many fashionable bars, cafes and restaurants, Theatre Severn and the Shrewsbury railway station, making it ideal for professionals or couples.



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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

Modern staircase with balustrade rises to:

### FIRST FLOOR RECEPTION LANDING

13'8" x 8'0" (4.16m x 2.44m)

### CLOAKROOM

Wash hand basin

WC - low type flush

### OPEN PLAN LIVING

20'0" x 16'0" (6.10m x 4.88m)

Open plan living combined with a modern kitchen

Superb room with full length windows with glazed sliding doors providing access to:

### BALCONY

0'1" x 16'0" (0.02m x 4.87m)

With balustrade

STAIRCASE continues to SECOND FLOOR LANDING

### BEDROOM

6'7" x 16'0" (2.00m x 4.87m)

Large double bedroom with picture window extending the width of one wall, enjoying an open town centre landscape

### EN-SUITE BATHROOM

Panelled bath

Wash hand basin

WC - low type flush

### OUTSIDE THE PROPERTY

Gated courtyard with allocated parking space for one car.



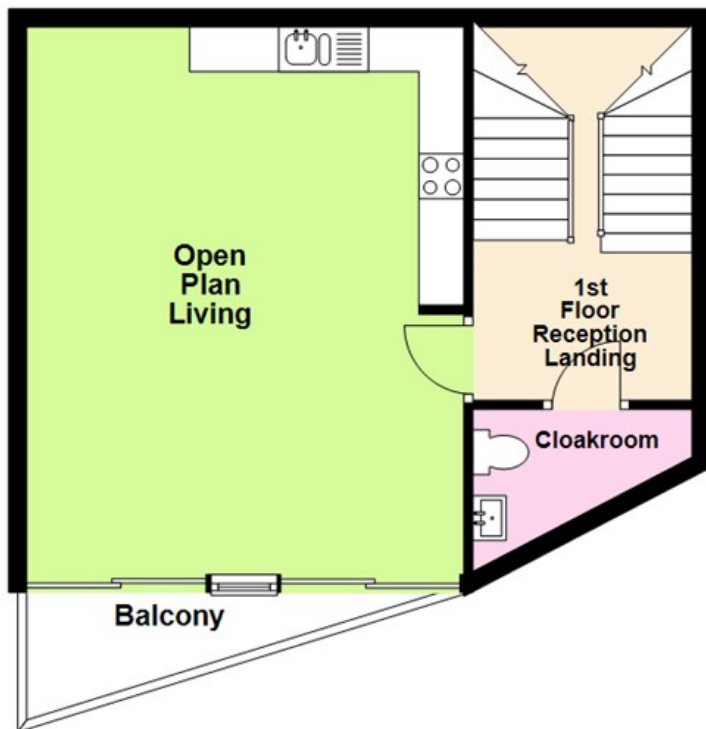




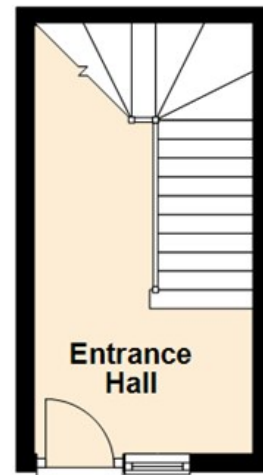


## FLOOR PLANS ...

**First Floor**



**Ground Floor**



**Second Floor**

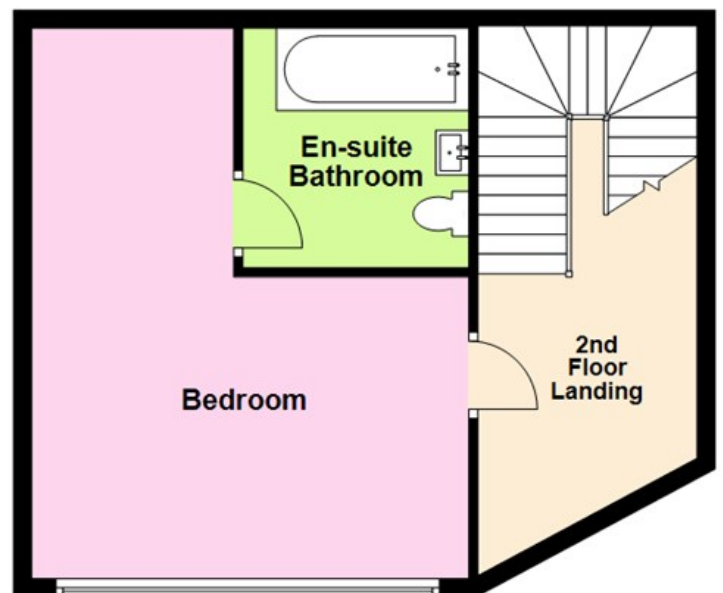
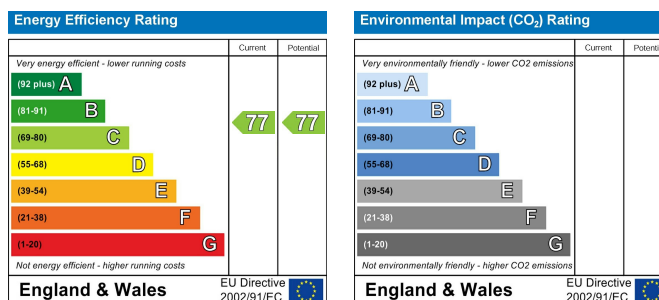


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached along Smithfield Road. Turn onto Roushill, where Nexus building 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 Leasehold - Share of 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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