

## SHREWSBURY'S ESTATE & LETTING AGENTS

A neatly kept, well appointed and improved, modern, ground floor one bedroom leasehold flat.

This one bedroom ground floor flat provides well planned and well proportioned accommodation throughout and benefits from double glazing and electric central heating.

The property is situated in a pleasant residential cul-de-sac on the western fringe of Shrewsbury, conveniently placed within easy reach of amenities including local shops, schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre. The property also benefits from a long lease.

- Well appointed ground floor leasehold flat
- One bedroom and shower room
- Much improved accommodation
- Open plan living room / kitchen
- Allocated parking space
- Convenient location close to amenities



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**91 Lambourn Drive, Shrewsbury, SY3 5NF**

**£98,000 Region**

To view this property please call us on **01743 236 800** Ref: T7941/SL/KQ

## INSIDE THE PROPERTY

### ENTRANCE HALL

Built in store cupboard

### OPEN-PLAN LIVING ROOM / KITCHEN

15'7" x 11'10" (4.75m x 3.61m)

The kitchen is fitted with a range of modern units

### BEDROOM

8'6" x 10'1" (2.58m x 3.07m)

### SHOWER ROOM

Large walk in shower with glazed shower screen

Wash hand basin, wc

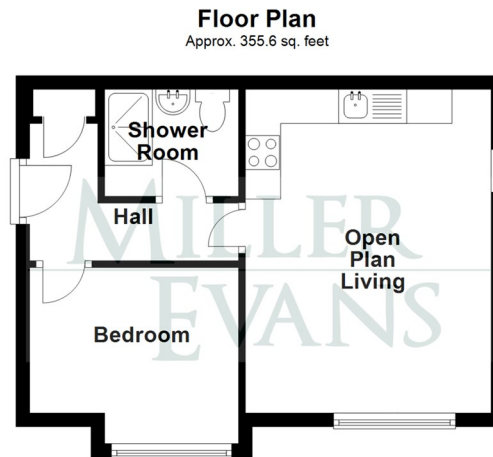
## OUTSIDE THE PROPERTY

There are communal gardens and car parking with allocated parking space.



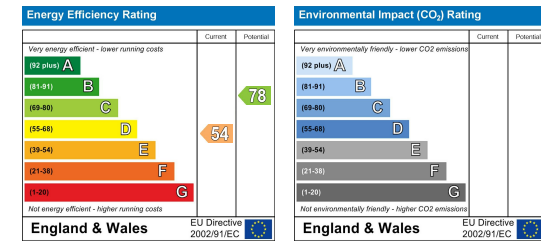
### How to find this property

The property is best approached out of Shrewsbury on the A458 (Welshpool Road) and after a short distance, turn left into Racecourse Lane. Turn right into Lambourne Drive, follow the road round and the property will be found on the left hand side.



Total area: approx. 355.6 sq. feet

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



## SERVICES

We understand that mains water, electricity and drainage 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

Frankwell, Shrewsbury Tel: 0345 678 9000

## 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.

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.

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