

## SHREWSBURY'S ESTATE & LETTING AGENTS

A truly immaculate and well appointed one bedroom leasehold apartment, situated on a conveniently placed and established residential development on the Western fringe of Shrewsbury.

The apartment provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented to an exacting standard. The accommodation benefits from full central heating and briefly comprises: entrance hall, open plan living and kitchen, one bedroom with dressing room and shower room. Communal gardens and allocated parking space.

The property occupies an enviable position on this popular established residential development, situated on the Western fringe of Shrewsbury. Well placed within reach of excellent amenities, shops, schools, the Royal Shrewsbury Hospital, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass with ease of access onto the M54 motorway link to the West Midlands.

- Immaculate one bedroom leasehold apartment
- Entrance hall, open plan living area and kitchen
- One bedroom with dressing area and shower room
- Well placed in easy reach of excellent amenities
- Communal gardens and allocated parking space



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**44 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FW**

**£150,000 Region**

To view this property please call us on **01743 236 800** Ref: T7936/SL/lrd

## INSIDE THE PROPERTY

### ENTRANCE HALL

### OPEN PLAN LIVING AND KITCHEN

18'6" x 14'2" (5.64m x 4.32m)

Open plan living space with a kitchen which is neatly appointed and fitted with a range of matching units

### BEDROOM WITH DRESSING ROOM

3'1" x 21'2" (0.94m x 6.44m)

Window to the side

Built in wardrobe

### SHOWER ROOM

Large walk in shower

Wash hand basin

Low flush WC

### OUTSIDE THE PROPERTY

Communal gardens and grounds and allocated parking space.

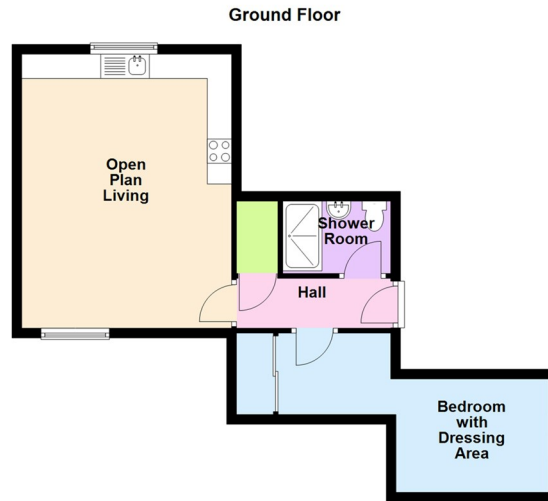


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(81 plus) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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 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

## 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.

## How to find this property

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount and continue to the traffic lights. Proceed on the A458 Welshpool Road and at the first mini island, turn left into Somerby Drive. Continue along Somerby Drive eventually turning right into The Furlongs.

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