



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**102 Whitchurch Road, Shrewsbury, SY1 4DS**

**£190,000 Region**

To view this property please call us on **01743 236 800** Ref: T7957/SL/lrd

# A spacious and well planned three bedroom terraced house, situated in a convenient location.

The property provides well planned and well proportioned accommodation throughout, with rooms of pleasing dimensions, and with the benefit of gas-fired central heating and double glazing, the accommodation briefly comprises: entrance hall, living room, dining room, kitchen, three bedrooms and bathroom. Forecourt parking and spacious enclosed rear garden.

The property occupies a convenient position, close to excellent amenities, including schools, shops, bus service to the town centre and within easy reach of the Shrewsbury bypass and the M54 motorway link to the West Midlands.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE PORCH

Panelled and part glazed door to:

### ENTRANCE HALL

Built in cloaks cupboard

### LIVING ROOM

14'10" x 11'10" (4.52m x 3.61m)

A pleasant room with window overlooking the garden to the rear

### DINING ROOM

12'0" x 12'0" (3.66m x 3.65m)

Window overlooking the front.

### KITCHEN

14'10" x 7'0" (4.52m x 2.13m)

Window to the rear

Fitted with a range of units

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING with built in linen cupboard with shelving and access to roof space.

### BEDROOM 1

16'1" x 9'10" (4.90m x 3.00m)

Window to the front



### BEDROOM 2

10'9" x 14'0" (3.28m x 4.27m)

Window overlooking the rear garden

### BEDROOM 3

11'8" x 9'0" (3.56m x 2.74m)

Window to the front

### BATHROOM

Window to the rear

Modern white suite

Panelled bath, electric shower unit and shower screen

Wash hand basin and low flush wc

## OUTSIDE THE PROPERTY

To the front, the property is set back from the road by a gravelled forecourt which provides double parking with steps serving the formal reception area.

To the rear, there is a particularly good sized garden with paved patio area and pathway flanked by a neatly kept lawn, timber and felt garden store, the whole enclosed on all sides by closely boarded wooden fencing.

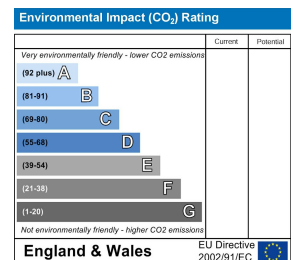
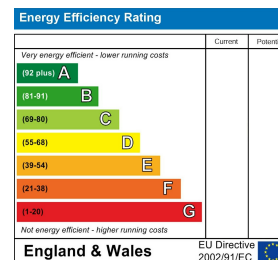


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate, and Ditherington Road to the Heathgates island. Take the first exit onto Whitchurch Road and continue for some distance where the property will be found on the right 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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