



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 Percy Street, Greenfields, Shrewsbury, SY1 2QH

£210,000 Region

To view this property please call us on **01743 236 800** Ref: T7961/SL/KQ

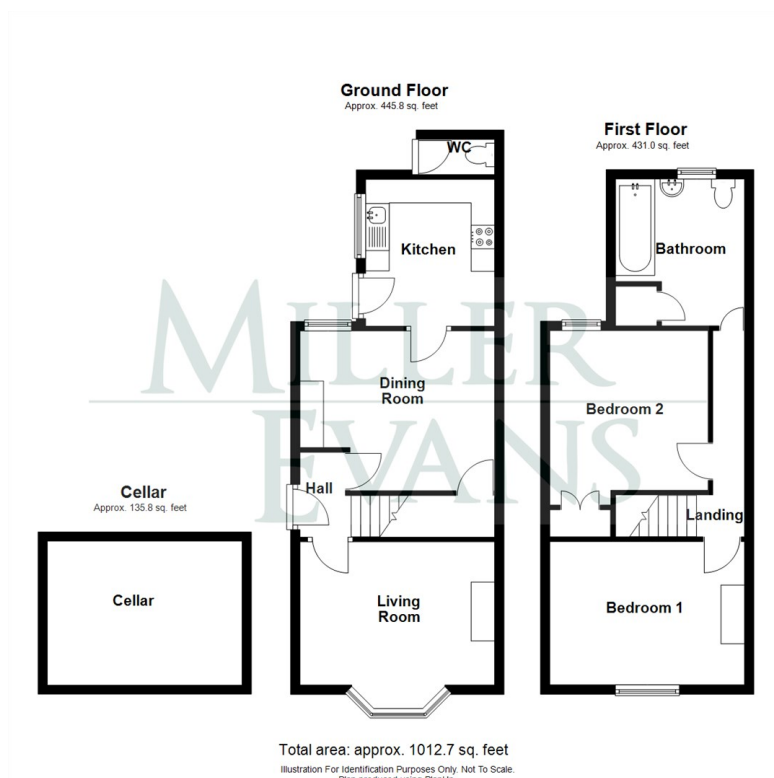
A mature, two bedroom semi-detached house situated in a popular location close to the town centre.

This mature two bedroom semi-detached house provides well planned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and partial double glazing.

The property is situated in this popular and convenient residential area, well placed within reach of excellent amenities, including local shops, schools, the town centre with the Shrewsbury railway station, Theatre Severn, Quarry Park and Dingle Gardens and a variety of fashionable bars and restaurants.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Decorative tiled floor

LIVING ROOM

10'0" x 13'7" (3.05m x 4.14m)

Bay window overlooking the front

DINING ROOM

11'2" x 13'7" (3.40m x 4.14m)

Window to the rear

Door allowing access to useful CELLAR (10'0" X 13'7")

KITCHEN

10'3" x 9'0" (3.12m x 2.74m)

Fitted with a range of matching units

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'0" x 13'7" (3.05m x 4.14m)

Window to the front

BEDROOM 2

11'2" x 11'1" (3.40m x 3.37m)

Window to the rear

Double door built in wardrobe

BATHROOM

Panelled bath

Wash hand basin, wc

Built in linen cupboard

OUTSIDE THE PROPERTY

The property is set back and divided from the road by an ornamental dwarf wall with a paved forecourt and pathway to the entrance.

There is a good sized sunny west facing REAR GARDEN laid to lawn with a brick paved terrace and concrete pathway, inset shrubs and trees. Ornamental pond. Timber garden store. Outside WC.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road and onto Coton Hill. Continue along Ellesmere Road. After some distance, turn right into Greenfield Street. Take the second right into Percy Street. Continue to the bottom of the street and the property will be found on the right hand side.



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