



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Alms Court, Meole Brace, Shrewsbury, SY3 9JB

£180,000 Region

To view this property please call us on **01743 236 800** Ref: T7970/SL/KQ

A neatly kept, well appointed and well maintained, modern, two bedroom semi-detached house.

This well appointed, modern two bedroom semi-detached property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

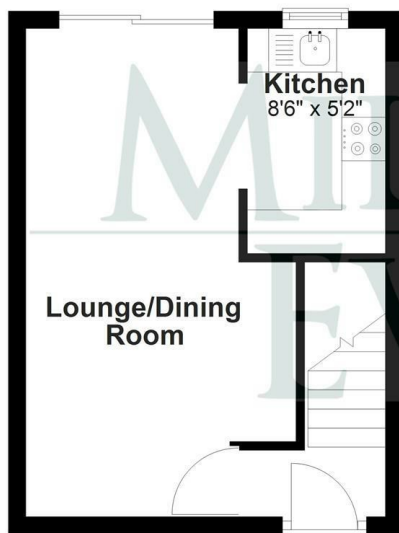
The property is well placed in a cul-de-sac position on this small established residential development on this popular area, well placed within easy reach of amenities, including a frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

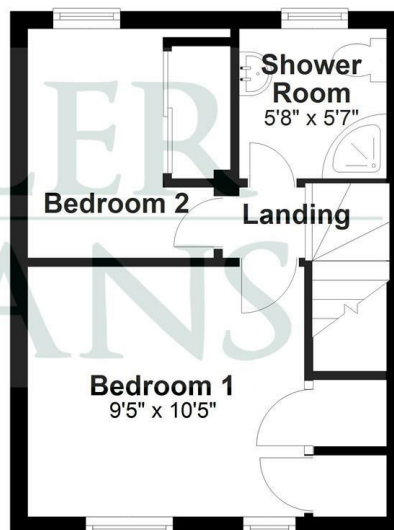
Ground Floor

Approx. 282.0 sq. feet



First Floor

Approx. 248.2 sq. feet



Total area: approx. 530.2 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE / DINING ROOM

6'7" x 8'11" (2.00m x 2.72m)

KITCHEN

8'6" x 5'2" (2.58m x 1.58m)

Fitted with a range of modern units

STAIRCASE from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

9'5" x 10'5" (2.87m x 3.17m)

BEDROOM 2

5'8" x 7'0" (1.72m x 2.13m)

SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a shallow forecourt to the front, which is neatly kept and planted with a host of specimen shrubs and herbaceous plants.

There is an easily maintained rear garden which is gravelled and enclosed on all sides by closely boarded wooden fencing with gateway access.

A short distance from the property is a communal parking area with allocated parking space.

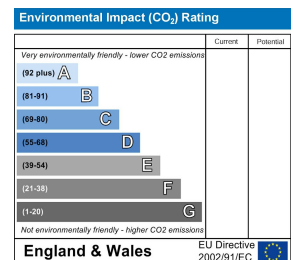
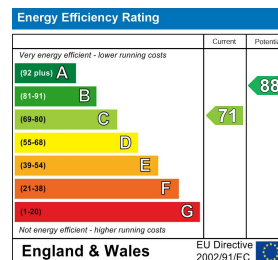


HOW TO FIND THIS PROPERTY

The property is best approached along Roman Road towards Meole Brace. Turn left into Upper Road and after a short distance turn right into Alms Court.



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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