



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

39 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FU

£165,000 Region

To view this property please call us on **01743 236 800** Ref: T7979/WM/KQ

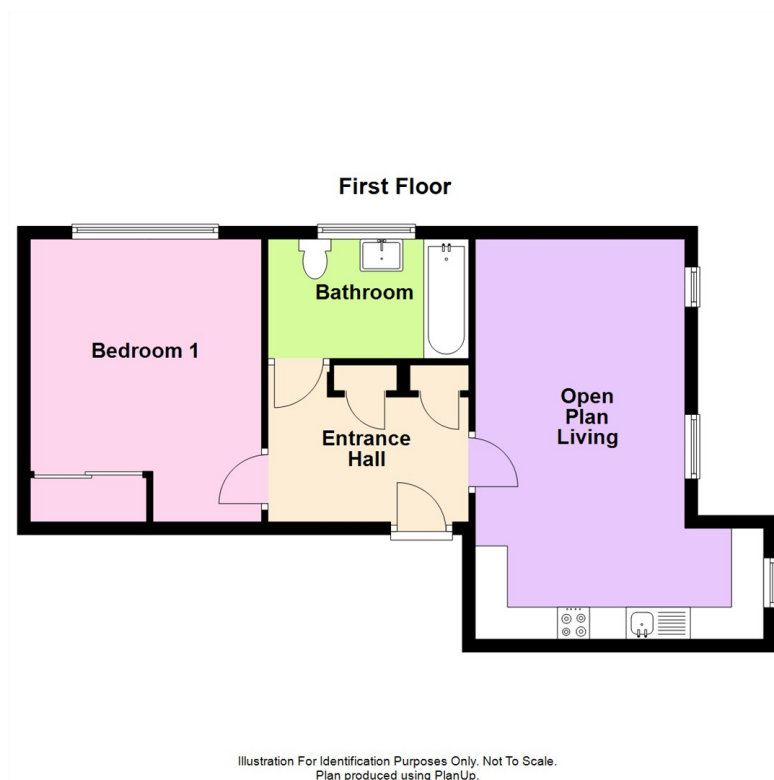
A neatly kept, well maintained, first floor leasehold apartment.

This neatly kept and well maintained one bedroom first floor leasehold apartment provides well planned accommodation briefly comprising; entrance hall, open-plan living room/kitchen, bedroom and bathroom. The property benefits from electric heating and an allocated parking space.

The property is pleasantly situated on this popular and sought after residential development on the western fringe of Shrewsbury, close to good local amenities including shops, schools and the Royal Shrewsbury Hospital, while also being on a frequent bus service to the town centre.



FLOOR PLANS



INSIDE THE PROPERTY

COMMUNAL ENTRANCE HALL

Stairs rising to:

ENTRANCE HALL

Built in store cupboards

OPEN PLAN LIVING ROOM / DINING KITCHEN

20'5" x 10'8" (6.22m x 3.26m)

Neatly fitted modern kitchen with a range of matching wall and base units

High ceilings

Windows allowing copious amounts of natural light

BEDROOM

14'5" x 11'10" (4.40m x 3.60m)

Built in wardrobes

BATHROOM

Neatly appointed with a panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

Allocated parking space.

Neatly kept communal gardens.

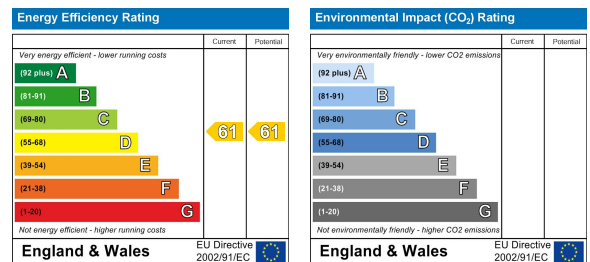


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along The Mount. At the traffic lights, turn right, then bear left onto Welshpool Road. At the first island, take the first exit onto Somerby Drive. After a short distance turn right into The Furlongs. Continue for some distance, passing Oliver Road and turn right into The Furlongs where the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, 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
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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