



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Cambridge Mews, Sutton Road, Shrewsbury, SY2 6DD**

**Offers In The Region  
Of £185,000**

To view this property please call us on **01743 236 800** Ref: T7969/WM/KQ



# A charming well presented two bedroom semi-detached cottage.

Cambridge Mews is a two bedroom semi-detached charming former Coach House, set in the grounds of the Stonehurst building, which was a former girls school. The accommodation briefly comprises; entrance hall, two ground floor bedrooms and ground floor shower room. Living room and kitchen to the first floor. Allocated parking space. The property benefits from electric heating.

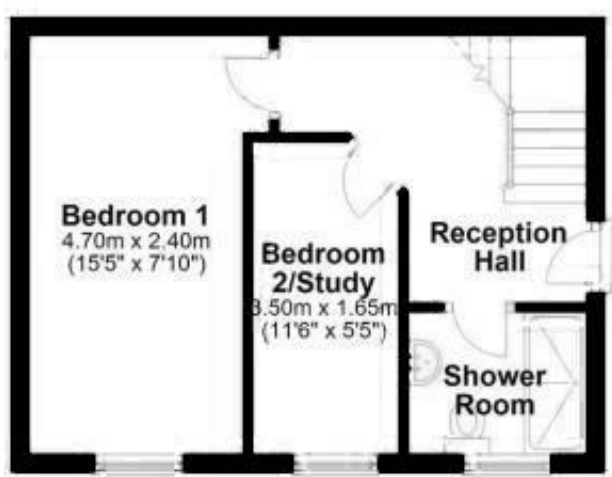
The property occupies a popular and convenient location, close to excellent local amenities, including shops and schools and within easy reach of the nearby town centre with all its major shopping and transport facilities, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS

### Ground Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



### First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 sq. feet)

Not to Scale  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 1

15'5" x 7'10" (4.70m x 2.39m)

Window to the front

### BEDROOM 2 / STUDY

11'6" x 5'5" (3.51m x 1.65m)

Window to the front

From the reception hall STAIRCASE rises to FIRST FLOOR

### LIVING ROOM / DINING ROOM

15'5" x 13'7" (4.70m x 4.14m)

Window enjoying far reaching views

Door to:

### KITCHEN

11'10" x 6'7" (3.61m x 2.01m)

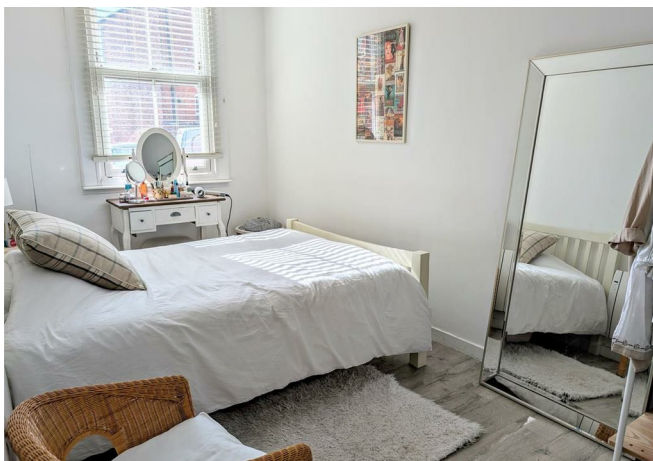
Fitted with a range of matching wall and base units

Window to the side

### OUTSIDE THE PROPERTY

The property occupies a pleasant courtyard position within the grounds of the Stonehurst building.

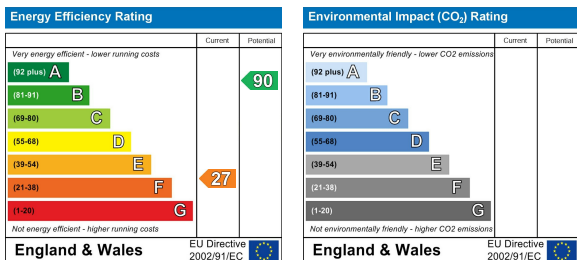
Allocated parking space.





## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column Island. Take the 3rd exit onto Wenlock Road. Turn right onto Sutton Road. After a short distance, turn right onto Stonehurst Drive. Proceed to the end where the parking and entrance to Cambridge Mews will be found.



### 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: A

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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