



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

167 New Park Road,, Shrewsbury, SY1 2SH

£215,000 Region

To view this property please call us on **01743 236 800** Ref: T7982/WM/KQ

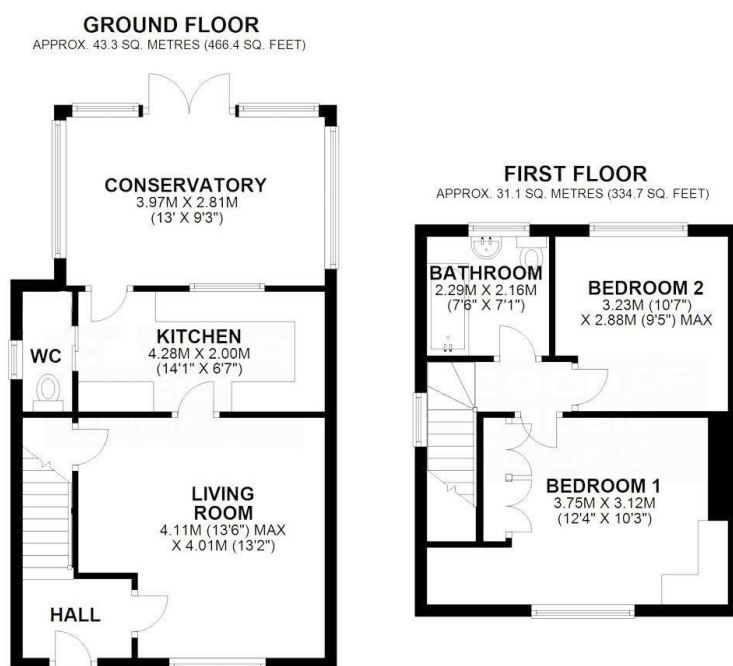
A well maintained two bedroom end terraced house.

This well maintained and neatly kept two bedroom end terraced property provides well planned accommodation briefly comprising; entrance hall, wc, living room, kitchen, conservatory, two bedrooms and bathroom. Driveway providing parking for two cars. Large rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant position on this popular residential development close to excellent local amenities, including shops and schools and on a frequent bus service to the nearby town centre with all its shopping and transport facilities.



FLOOR PLANS



TOTAL AREA: APPROX. 74.4 SQ. METRES (801.2 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'5" x 13'2" (4.09m x 4.01m)

Window to the front

Understairs store cupboard

KITCHEN

14'1" x 6'7" (4.29m x 2.01m)

Range of matching wall and base units

Door to Conservatory

Door to:

SEPARATE WC

Window to the side

CONSERVATORY

13'0" x 9'3" (3.96m x 2.82m)

French doors to rear garden.

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

BEDROOM 1

12'4" x 10'3" (3.76m x 3.12m)

Built in wardrobes

Window

BEDROOM 2

10'7" x 9'5" (3.23m x 2.87m)

BATHROOM

7'5" x 7'1" (2.26m x 2.16m)

Panelled bath with shower attachment

Wash hand basin, wc

Window

OUTSIDE THE PROPERTY

The property is divided from the road by a gravelled driveway providing parking for two cars. Pathway leading to the rear garden.

Enclosed REAR GARDEN laid to lawn with paved patio area and floral borders. Concrete pathway leads to a large garden store shed. Far end of the garden is currently used as a chicken pen.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and Ditherington Road. After a short distance, turn right onto New Park Road. Follow the road for a short distance, where the property will be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected. Drain serves 4 neighbour properties (outlined in plans)

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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