



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**16 Brickfield House Apartments, The Mount,  
Shrewsbury, SY3 8RL**

**£125,000 Region**

To view this property please call us on **01743 236 800** Ref: T7988/SL/KQ



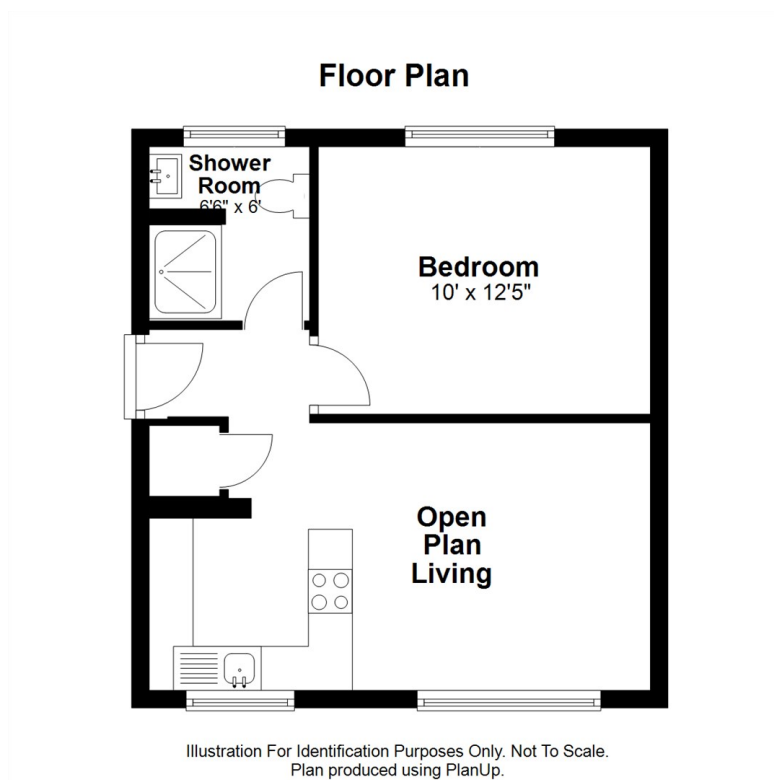
# A well maintained second floor one bedroom leasehold apartment set in neatly kept communal grounds.

This second floor leasehold apartment provides well planned and well proportioned accommodation which has been much improved to provide a balance of comfort and functionality. The property benefits from electric heating and double glazing.

The property is well placed in a popular and convenient residential area on the western fringe of Shrewsbury, well placed within reach of the town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railway station. The property is also within easy reach of the Shrewsbury by-pass with M54 access to the West Midlands.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### OPEN PLAN LIVING ROOM / KITCHEN

6'7" x 18'9" (2.00m x 5.71m)

Full length picture window

Kitchen fitted with a range of high gloss units with integrated appliances

### BEDROOM

10'0" x 12'5" (3.05m x 3.78m)

Window overlooking the gardens

### SHOWER ROOM

Walk in shower

Wash hand basin, wc

## OUTSIDE THE PROPERTY

Neatly kept and well maintained communal gardens and grounds.

Generous parking area with allocated space. Further visitors parking available.

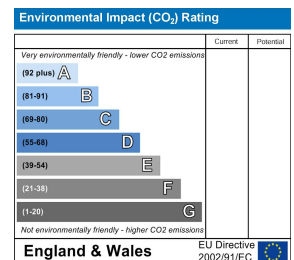
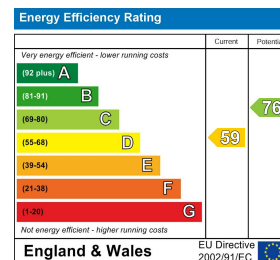


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Continue for some distance, eventually turning left onto Shelton Fields. Brickfield House will be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and 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: 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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