



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

13 Albert Street, Shrewsbury, SY1 2HT

£235,000 Region

To view this property please call us on **01743 236 800** Ref: T7998/SL/KQ

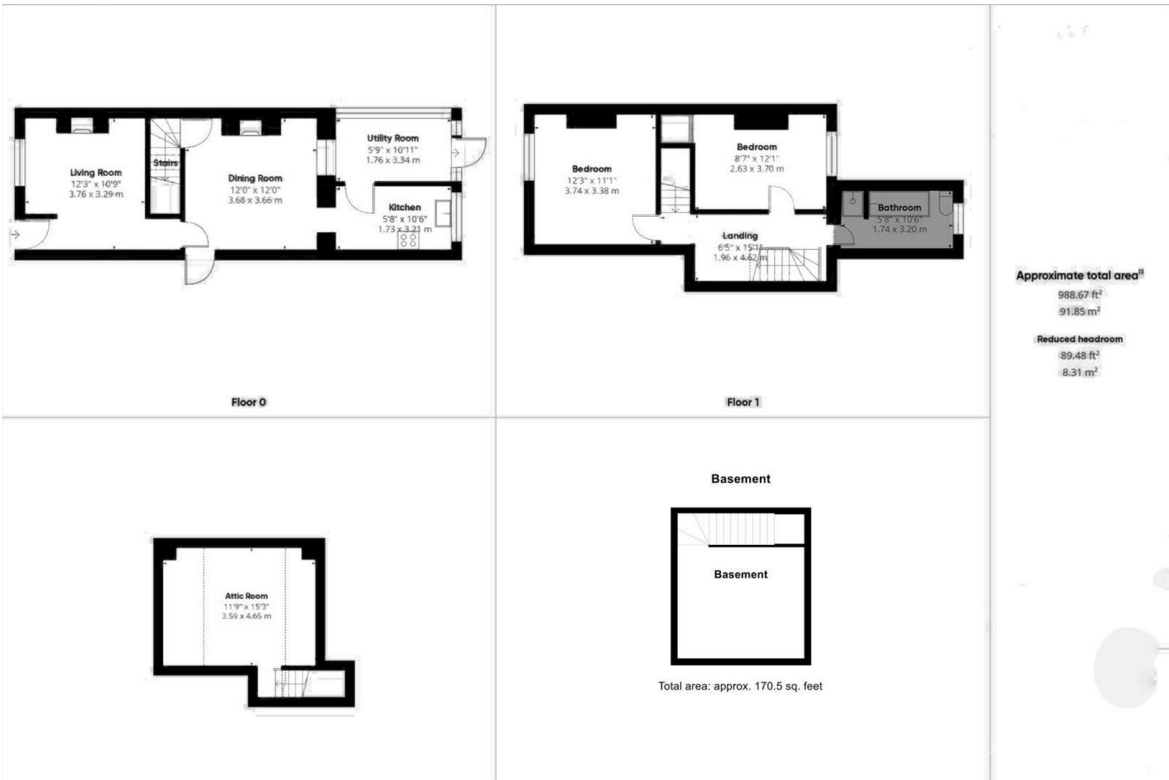
A much loved two bedroom mature terraced house with charm and character.

This spacious two bedroom mature terraced house provides comfortable accommodation briefly comprising; entrance hall, living room, dining room, kitchen, utility, cellar. Two bedrooms and bathroom. Useful attic room. Pleasant enclosed rear garden. The property benefits from gas fired central heating.

The property occupies a pleasant position, within walking distance of Shrewsbury town centre and within easy reach of local amenities, schools, the Railway Station and the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

LIVING ROOM

12'3" x 10'9" (3.73m x 3.28m)

Hardwood flooring

Open fireplace with exposed brick surround

DINING ROOM

12'0" x 12'0" (3.66m x 3.66m)

Feature fireplace with log burning stove and brick surround

KITCHEN

5'8" x 10'6" (1.73m x 3.20m)

Fitted with a range of matching wall and base units

Double oven and hob

Door to:

UTILITY

5'9" x 10'11" (1.75m x 3.33m)

Worktop and plumbing for white goods

BASEMENT / CELLAR

STAIRCASE rising from dining area to FIRST FLOOR LANDING

BEDROOM 1

12'3" x 11'1" (3.73m x 3.38m)



BEDROOM 2

8'7" x 12'1" (2.62m x 3.68m)

BATHROOM

5'8" x 10'6" (1.73m x 3.20m)

Panelled bath with shower attachment

Wash hand basin, wc

Stairs rising to:

ATTIC ROOM

11'9" x 15'3" (3.58m x 4.65m)

Velux roof light.

This could provide additional accommodation, but would be subject to retrospective building/fire regulations approval.

OUTSIDE THE PROPERTY

The property is approached over a shallow forecourt enclosed by dwarf wall and wrought iron railings.

Enclosed terraced rear garden laid for ease of maintenance and providing a number of mature specimen trees creating an abundance of privacy. Outside WC.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road, bearing left and turning right under the railway bridge, left onto Castle Foregate, taking the first right onto New Park Road, right again onto Beacalls Lane, second left into Albert Street where the property will be found on the right hand side after a short distance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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

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.



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.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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South Shropshire Sales Office
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Church Stretton SY6 6DA
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