



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

27 Whitehall Street, Shrewsbury, SY2 5AD

£220,000 Region

To view this property please call us on **01743 236 800** Ref: T8004/SL/KQ

A mature three bedroom terraced house, in need of modernisation and improvement.

This mature three bedroom terraced house is capable of an attractive layout and provides well planned accommodation. The property requires some modernisation and improvement and benefits from gas fired central heating and partial double glazing.

The property is located in a popular and convenient residential area, within close proximity of the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railway station.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

11'5" x 9'0" (3.48m x 2.74m)

DINING ROOM

11'3" x 12'4" (3.44m x 3.76m)

KITCHEN

15'0" x 8'0" (4.57m x 2.44m)

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

11'5" x 12'4" (3.48m x 3.76m)

BEDROOM 2

11'5" x 9'6" (3.48m x 2.89m)



BEDROOM 3

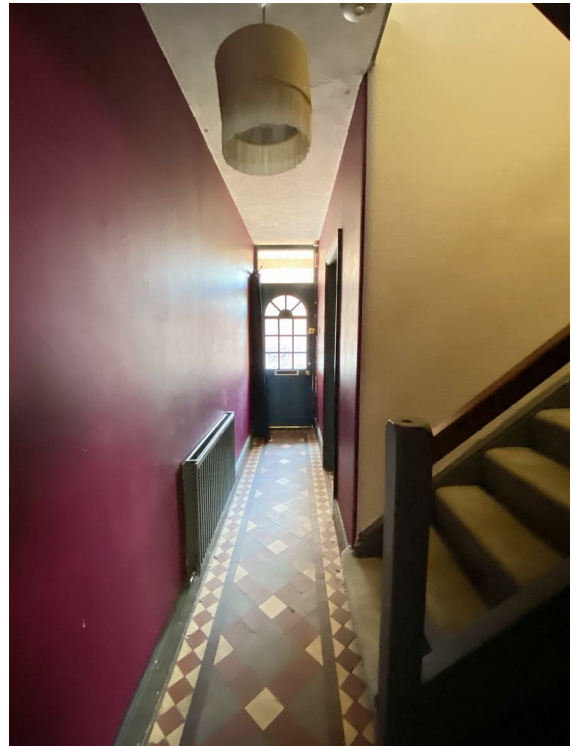
4'1" x 8'0" (1.25m x 2.44m)

BATHROOM

OUTSIDE THE PROPERTY

Shallow forecourt to the front with a pathway serving the reception area.

There is a small enclosed garden to the rear, laid to lawn with a paved patio area and gateway access and right of way, which is shared by the neighbouring properties.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and along Abbey Foregate. At the traffic lights, turn left into Monkmoor Road. Turn left into Whitehall Street, continue for a further distance, where the property will be found on the right hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

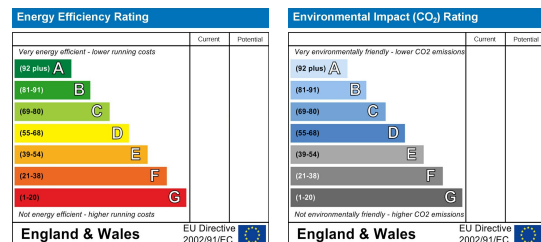
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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.



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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones