



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**39 Greenfields Gardens, Shrewsbury SY1 2RN**

**£155,000 Region**

To view this property please call us on **01743 236 800** Ref: T8018/SL/MU

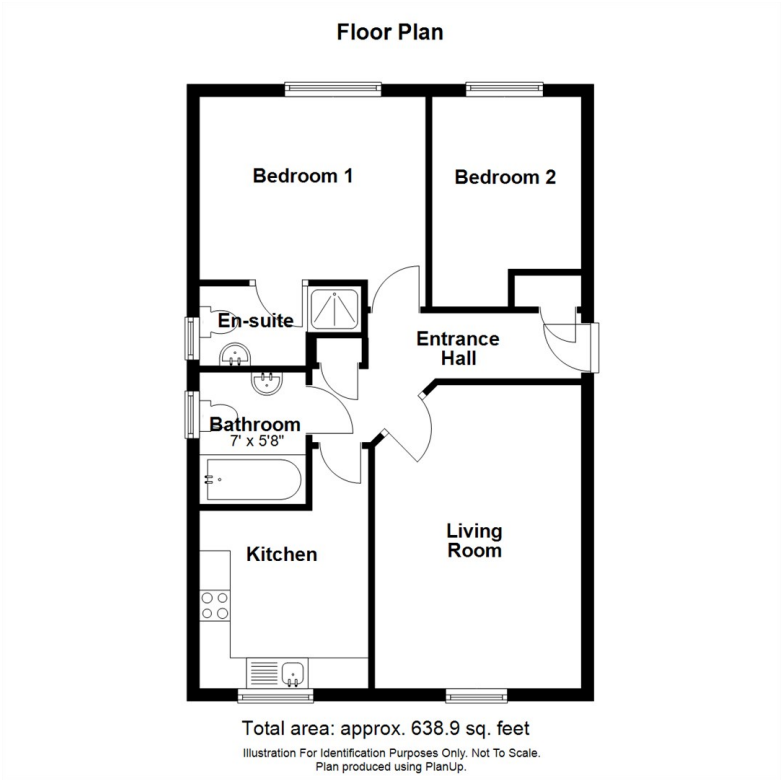
A truly immaculate, well appointed and improved 2 bedroomed, ground floor leasehold apartment situated in a convenient fringe of town centre development.

The property is presented throughout to an exacting standard and has been much improved by the current owner to provide well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. Situated on the ground floor of this popular and convenient residential development and with the benefit of double glazing and electric panel heater.

Situated on the ground floor of this popular and convenient residential development, well placed within easy reach of the town centre with all the major town centre thoroughfares, the Shrewsbury Railway Station, Theatre Severn, the Quarry Park and Dingle Gardens and also ideally placed within east reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE HALL

With built in cloaks cupboard.

Built in cupboard housing hot water cylinder.

### LIVING ROOM

16'2" x 11'0" (4.93m x 3.35m)

A pleasant room with 2 panel heaters and window overlooking the communal gardens.

### KITCHEN

9'2" x 9'0" (2.79m x 2.74m)

Neatly appointed and fitted with a range of matching modern units.

### BEDROOM 1

11'2" x 12'0" (3.41m x 3.67m)

Window overlooking the communal gardens.

### EN SUITE SHOWER ROOM

Fully tiled shower cubicle with pivot door

Pedestal hand basin

WC low type flush.

### BEDROOM 2

11'2" x 7'11" (3.41m x 2.42m)

Window with similar outlooks to bedroom one.

### BATHROOM

Neatly appointed with a modern panelled bath with mixer tap and shower attachment.

WC low type flush

Pedestal hand basin.

## OUTSIDE THE PROPERTY

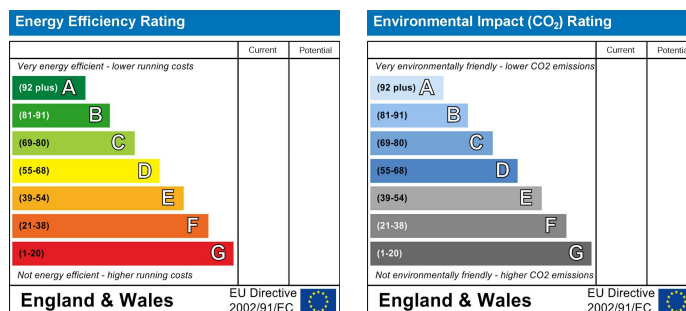
Neatly kept COMMUNAL GARDENS and a communal parking area with allocated parking space.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Smithfield Road, proceed up Coton Hill and along Ellesmere Road and after a short distance at the mini traffic island turn right into Greenfields Gardens.

## 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: 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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