



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

85 Bishop Street, Shrewsbury, SY2 5EZ

**Offers In The Region
Of £369,995**

To view this property please call us on **01743 236 800** Ref: T8032/WM/KQ

A well presented four bedroomed family home, situated in a convenient location.

This well presented terrace house provides spacious family accommodation arranged over three floors, briefly comprising; entrance porch, entrance hall, dining room, living room, kitchen, utility. Cellar. Three bedrooms and bathroom to the first floor. Bedroom and study to the second floor. Neatly kept enclosed rear garden. The property benefits from gas fired central heating.

The property is well placed in this popular and convenient residential area, close to excellent amenities including popular schools, the nearby town centre with its many fashionable bars and restaurants, boutique style shops, Theatre Severn, Quarry Park and Dingle gardens. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 motorway link.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

DINING ROOM

11'10" x 11'10" (3.61m x 3.61m)

Large bay window to the front

Electric fireplace

LIVING ROOM

13'0" x 12'4" (3.96m x 3.76m)

Electric fireplace

Window to the rear

Door to:

CELLAR

KITCHEN

9'10" x 9'2" (3.00m x 2.79m)

Range of matching wall and base units

Inset oven with gas hob over

Window

UTILITY

7'6" x 9'2" (2.29m x 2.79m)

Range of matching wall and base units

Space for white goods

Two windows

Door to garden

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

BEDROOM 1

12'6" x 16'5" (3.81m x 5.00m)

Built in store cupboards

Two windows to the front

BEDROOM 2

13'9" x 9'10" (4.19m x 3.00m)

Window to the rear

BEDROOM 3

8'2" x 9'2" (2.49m x 2.79m)

Window to the rear

BATHROOM

Panelled bath

Wash hand basin, wc

Store cupboard

Window

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 4

8'10" x 9'10" (2.69m x 3.00m)

Window to the rear

STUDY

7'3" x 15'9" (2.21m x 4.80m)

Velux roof light

Providing unique and multi-purpose living space.

OUTSIDE THE PROPERTY

The property is set back from the road by an ornamental brick wall and approached over a tiled pathway which serves the reception area, flanked by shrub beds and borders.

There is a enclosed REAR GARDEN laid mainly to lawn with paved patio providing ideal seating area. The garden is enclosed by wooden fencing and a feature brick wall. Rear access gate leading to pathway to the rear of the property.









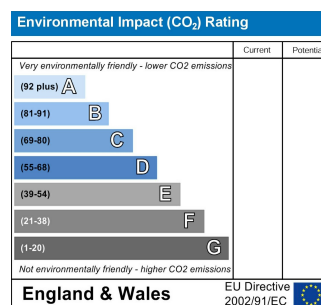
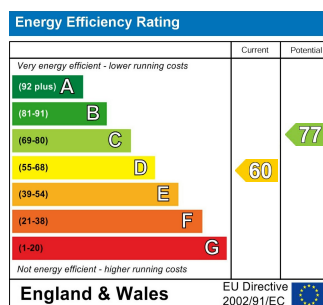
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights. Turn left into Monkmoor Road. Continue for some distance, eventually turning right into Bishop Street, the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



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: C

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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