



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

25 John Street, Shrewsbury SY1 2RZ

£155,000 Region

To view this property please call us on **01743 236 800** Ref: T8037/SL/KQ

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



Notice Of Offer - 25 John Street, Shrewsbury.
We advise that an offer has been made for the above property in the sum of £162,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

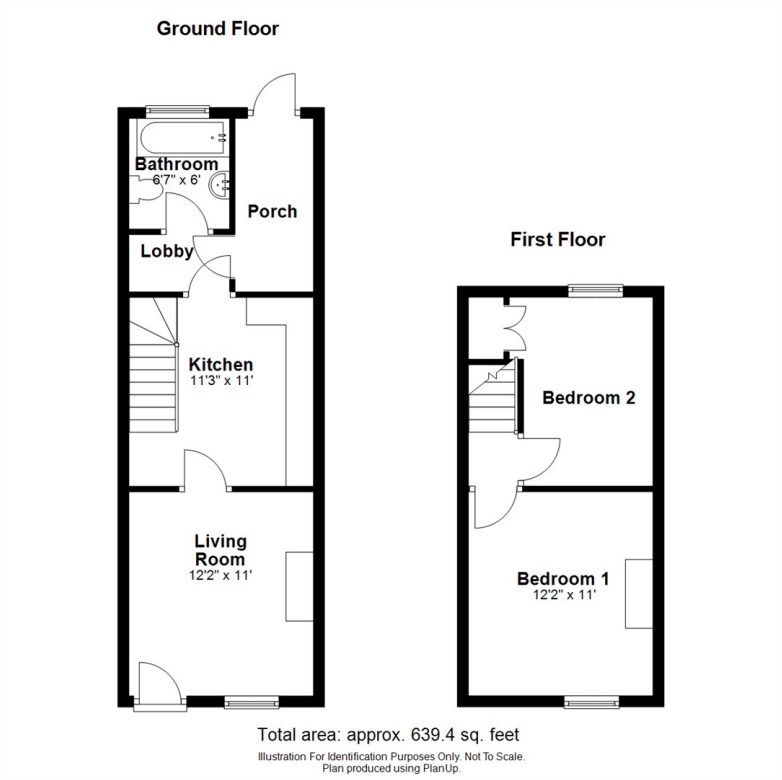
Miller Evans, 4 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236800

This two bedroom terraced house requires complete modernisation and improvement, but provides well planned accommodation briefly comprising; living room, kitchen, rear lobby, ground floor bathroom, side porch, two bedrooms.

The property is well placed in this fashionable and popular residential area, within easy reach of the nearby town centre with excellent transport links to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

LIVING ROOM

12'2" x 11'0" (3.71m x 3.35m)

KITCHEN

11'3" x 11'0" (3.43m x 3.35m)

LOBBY

BATHROOM

SIDE PORCH

Door to rear courtyard garden.

From the kitchen a staircase rises to a first floor landing

BEDROOM 1

12'2" x 11'0" (3.71m x 3.35m)

BEDROOM 2

11'3" x 7'9" (3.43m x 2.35m)

OUTSIDE THE PROPERTY

There is a brick paviour courtyard to the rear, providing garden, or alternatively hardstanding for parking.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate, turn right into Gaswicks Lane. Continue for some distance, eventually turning right into John Street, where 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

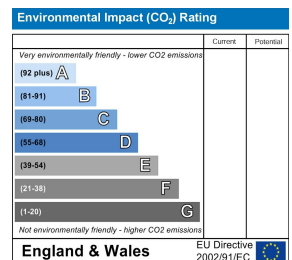
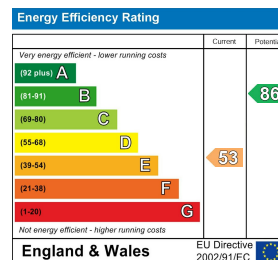
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

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

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