



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11 Camross Drive, Shrewsbury, SY1 3XH**

**Offers in the Region  
of £89,995**

To view this property please call us on **01743 236 800** Ref: T8074/DM/KQ



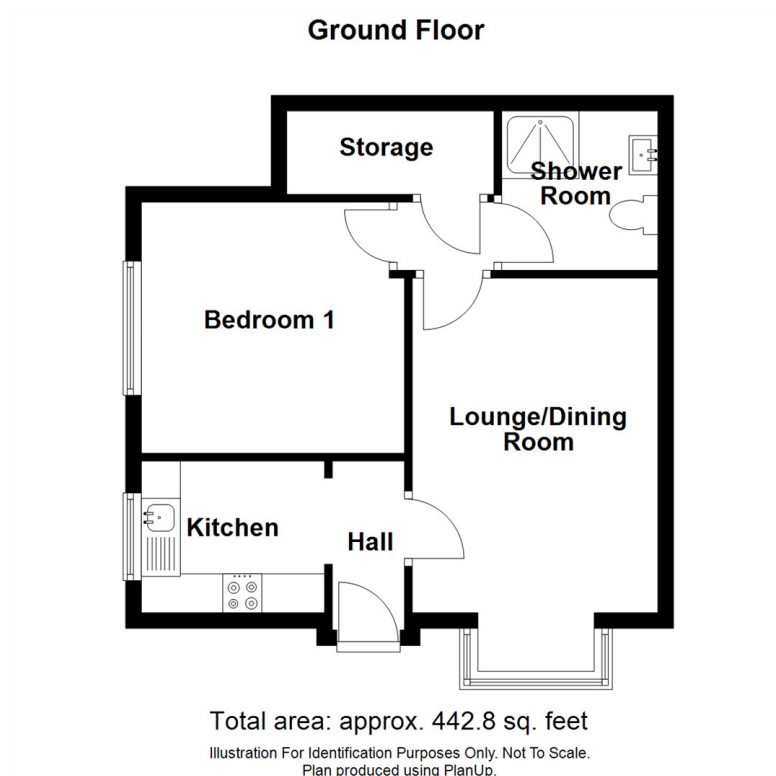
# A one bedroom ground floor apartment, requiring some improvements and modernisation.

This one bedroom ground floor apartment requires some modernisation, but provides well planned accommodation briefly comprising; entrance hall, kitchen, lounge/dining room, bedroom and shower room.

The property occupies a pleasant and peaceful position in an established residential development, approximately 1 mile from Shrewsbury town centre with good schools and local amenities nearby.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### KITCHEN

6'4" x 7'9" (1.94m x 2.35m)

Fitted with a range of matching wall and base units

### LOUNGE / DINING ROOM

14'1" x 10'4" (4.29m x 3.15m)

Bay window to the front

### BEDROOM 1

10'7" x 11'1" (3.22m x 3.37m)

Built in wardrobes

### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### LARGE STORE CUPBOARD

### OUTSIDE THE PROPERTY

A short distance from the property is a small area of garden, capable of an attractive layout.

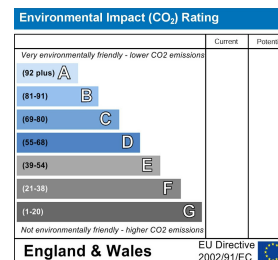
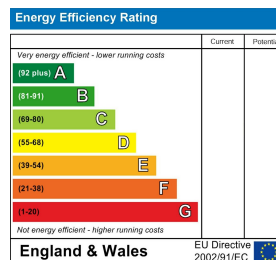


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Coton Hill and onto Ellesmere Road. After some distance turn right into Herbert Way. Turn right onto Butterwick Drive. Turn right at the T Junction and immediately left onto Camross Drive where the property will be found at the end of the road on the left hand side



## 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: A

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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