



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Pretoria Terrace, John Street, Shrewsbury, SY1 2SA

£225,000 Region

To view this property please call us on **01743 236 800** Ref: T7696/WM/KQ

A neatly presented, end of terrace, two bedroom family house.

This neatly presented, end of terrace, two bedroom home briefly comprises; living room, dining room, kitchen, two bedrooms and bathroom. Rear courtyard.

The property is well placed in this popular residential area, close to the nearby town centre with all its major shopping thoroughfares, popular schools, the Theatre Severn, Quarry Park and Dingle Gardens.



FLOOR PLANS



Total area: approx. 939.3 sq. feet
Illustration For Identification Purposes Only Not To Scale
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

11'8" x 11'6" (3.56m x 3.51m)

DINING ROOM

12'1" x 11'6" (3.68m x 3.51m)

Double doors to rear

KITCHEN

13'6" x 7'10" (4.12m x 2.39m)

Fitted with a range of matching wall and base units

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

16'2" x 15'0" (4.94m x 4.57m)

BEDROOM 2

11'10" x 8'4" (3.61m x 2.54m)

BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is an attractive rear courtyard garden with a terraced area, the whole is enclosed by brick walling with gated access to the rear passage.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate. After a short distance, turn right into Gaswicks Lane. Turn onto New Park Road and follow the road. Turn right onto John Street, where the property will be found at the end.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

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

TENURE

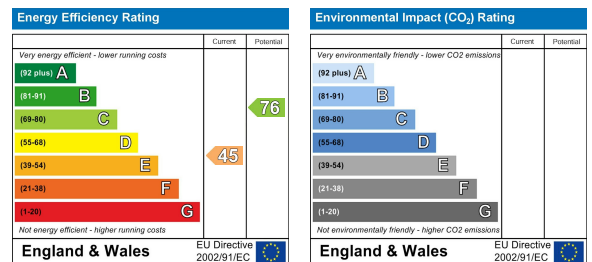
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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.

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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