



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

The Furlongs, Bicton Heath, Shrewsbury SY3 5FU

£175,000 Region

To view this property please call us on **01743 236 800** Ref: T7207/SF/MU

An immaculately presented, south facing, second floor, Leasehold apartment.

This immaculately presented and well proportioned, south facing, second floor Leasehold apartment with rooms of pleasing dimensions and high ceilings throughout benefits from double glazed windows, electric central heating and an allocation parking space.

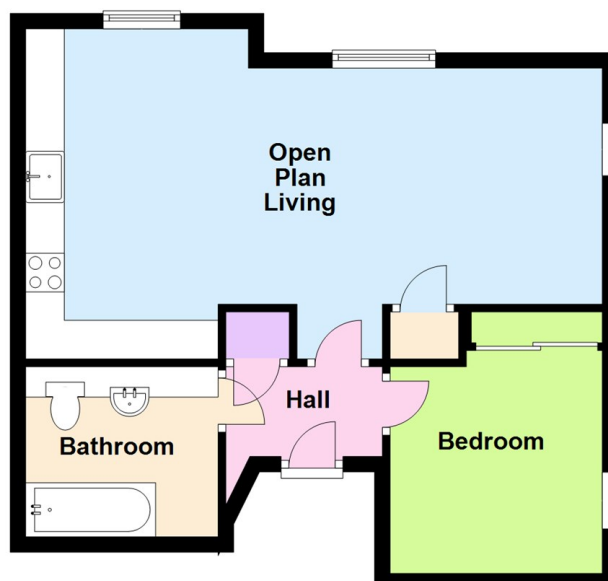
The property is pleasantly situated on this popular and sought after residential development on the western fringe of Shrewsbury town within easy reach of local amenities, the Royal Shrewsbury Hospital, a frequent bus service to the town centre and close to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

Floor Plan

Approx. 487.0 sq. feet



Total area: approx. 487.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

COMMUNAL ENTRANCE HALL

With staircase rising to the apartment.

INNER HALLWAY

With built in storage cupboard.

BEDROOM

11'1" x 9'2" (3.38m x 2.79m)

Built in double wardrobe with mirrored sliding doors.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

2'4" x 24'6" (0.71m x 7.46m)

Neatly fitted modern kitchen with a range of matching wall and base units with granite work surface over

Built in storage cupboard.

Views over the cricket pavilion and parkland.

BATHROOM

Neatly appointed with a panelled bath

Wash hand basin

WC

Shower

Tiled walls and floor.

OUTSIDE THE PROPERTY

Allocated parking space. A short walk to the cricket pavilion and parkland.

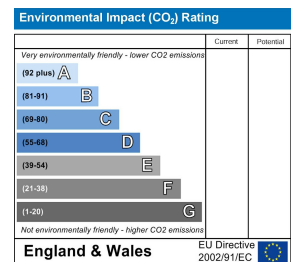
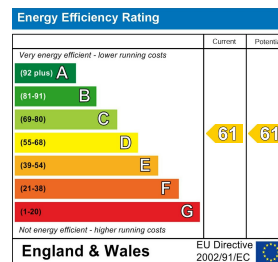


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury by proceeding along the full length of The Mount turning right onto Shelton Road and bearing left onto the Welshpool Road. At the first island turning left into Somerby Drive and after a short distance turning right into The Furlongs. Continue into The Furlongs passing Oliver Road on the right hand side, eventually turning right into The Furlongs where the property is situated 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

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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