



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

15 Freer Meadow, Shrewsbury, SY2 5JQ

£245,000 Region

To view this property please call us on **01743 236 800** Ref: T8053/SL/KQ

A spacious and improved, three bedroom townhouse with accommodation arranged over three levels, situated in a convenient residential area.

A well appointed and improved three bedroom townhouse, providing well planned accommodation with rooms of pleasing dimensions. The property is neatly kept and well presented by the current owners and benefits from gas fired central heating and double glazing.

The property is situated in a pleasant residential location, on the eastern side of Shrewsbury, close to excellent local schooling, the nearby town centre and access to the Shrewsbury By-pass, allowing easy access to the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

STORE ROOM

11'0" x 5'1" (3.35m x 1.55m)

Window to the front

DOWNSTAIRS WC

KITCHEN / DINING ROOM

11'6" x 14'5" (3.51m x 4.39m)

Fitted with a range of matching wall and base units

Door to garden

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

LIVING ROOM

11'9" x 14'2" (3.58m x 4.31m)

A pleasant room with two windows

Fireplace feature

BEDROOM 3

8'4" x 8'6" (2.54m x 2.59m)

BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR

BEDROOM 1

11'6" x 14'2" (3.51m x 4.31m)

BEDROOM 2

8'2" x 14'2" (2.48m x 4.31m)

OUTSIDE THE PROPERTY

To the front there is an enclosed forecourt with a pathway serving the formal reception area.

Enclosed REAR GARDEN paved for ease of maintenance with shrub beds and borders. Garden store shed. Gateway access to the rear.



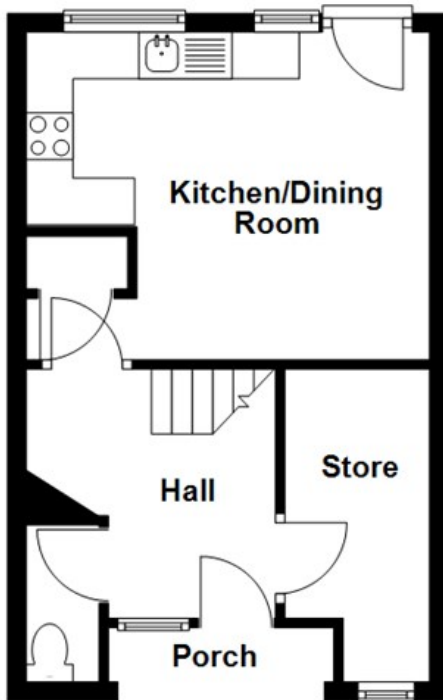




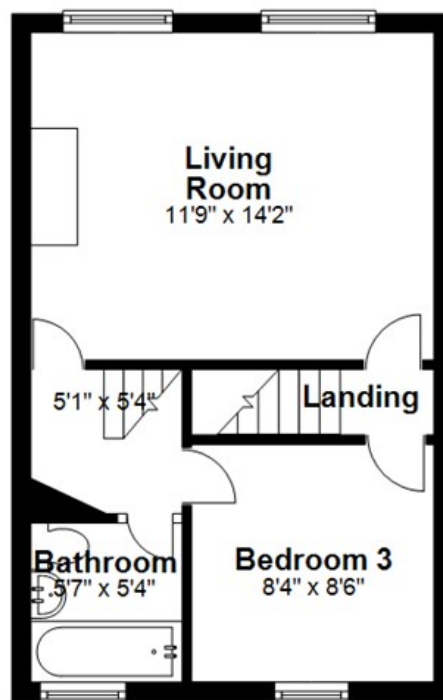


FLOOR PLANS ...

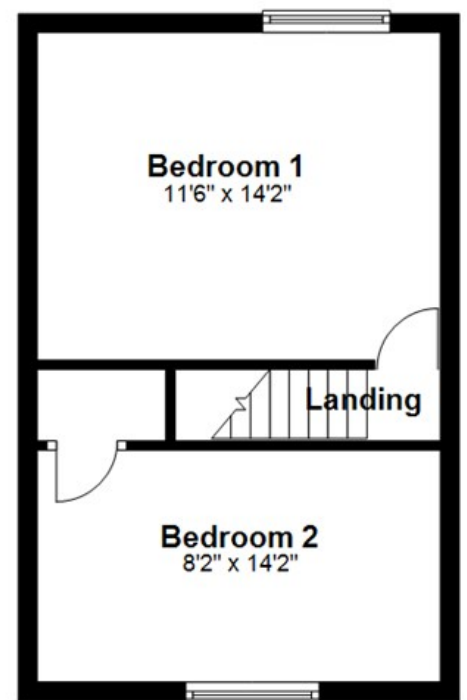
Ground Floor



First Floor



Second Floor



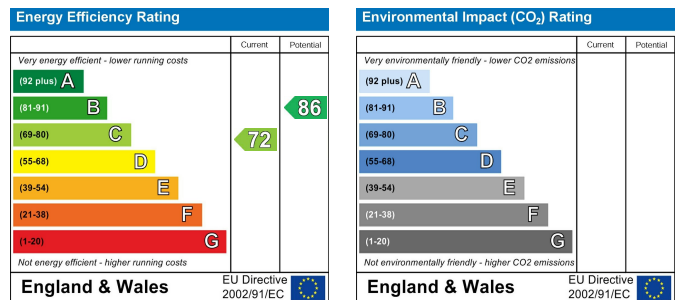
Total area: approx. 976.2 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge, along Abbey Foregate. Proceed to the traffic lights, bearing left into Monkmoor Road. After some distance, turn right onto Racecourse Crescent. Continue to the island, taking the second exit onto Crowmere Road. Turn left onto Freer Meadow, where the property will be found.

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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