MILLER EVANS

SHREWSBURY'S ESTATE AGENT

30 Drapers Rise, Shrewsbury, SY3 9FN

Offers in the Region of £225,000

To view this property please call us on **01743 236 800** Ref: T8098/SL/KQ

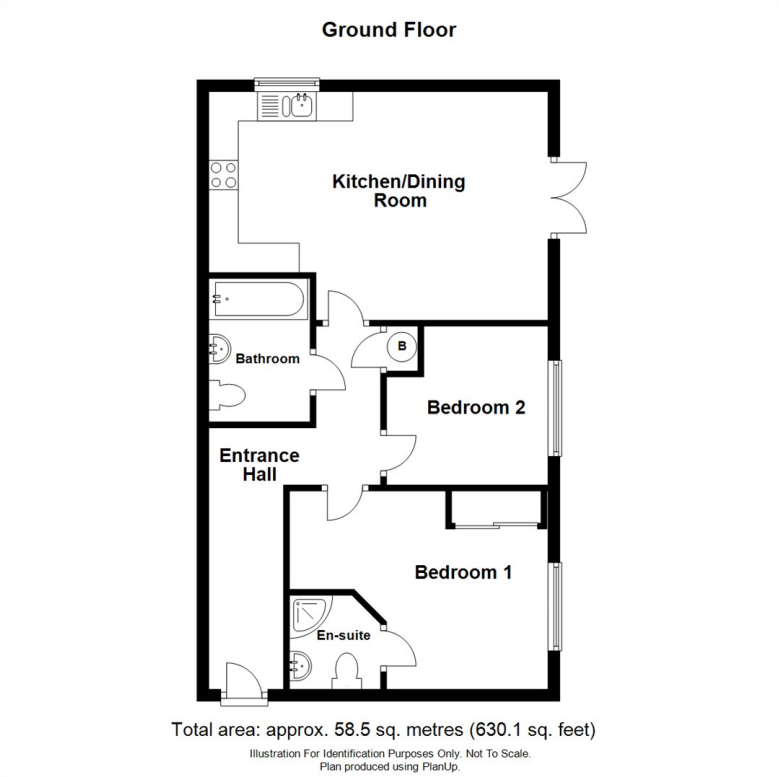
A well appointed two bedroom ground floor apartment with private garden.

This spacious two bedroom ground floor apartment briefly comprises; entrance hall, open-plan kitchen/living/dining room, bedroom with en suite shower room, second bedroom and bathroom. The apartment boasts an unusually good-sized landscaped garden. Allocated parking space. It also has gas fired central heating and double glazed uPVC windows.

Situated in a sought-after corner of Shrewsbury, this pleasant apartment resides on a popular residential development on the western side of town, within easy reach of local amenities, excellent schools and just under a 1.5 mile walking distance from the historic town centre. As well as the property's own private garden, the development offers extensive communal green spaces and a newly installed children's play area, as well as nearby walking routes across extensive countryside.

This versatile property would be ideal for first-time buyers or those wishing to downsize to an easily accessible ground floor home. It could also offer a lucrative rental opportunity for prospective investors.

FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL
Store cupboard
Intercom phone system

KITCHEN / LIVING / DINING ROOM
12'9" x 18'11" (3.89m x 5.77m)
Kitchen fitted with a range of matching wall and base units
Integrated Zanussi appliances including integrated fridge and freezer, oven and four ring induction hob with extraction unit
French doors to rear garden

BEDROOM 1
11'0" x 9'0" (3.35m x 2.74m)
Built in wardrobe with sliding doors

EN SUITE SHOWER ROOM
5'3" x 5'1" (1.60m x 1.55m)
Corner shower cubicle
Wash hand basin, wc
Heated towel rail

BEDROOM 2
9'0" x 8'5" (2.74m x 2.57m)
Window to side, door to:

BATHROOM
8'0" x 5'8" (2.44m x 1.72m)
Panelled bath with shower over
Wash hand basin, wc

OUTSIDE THE PROPERTY

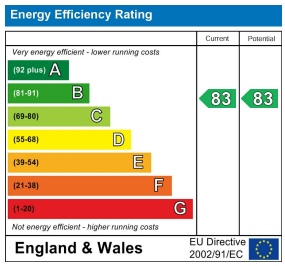
The property is approached over a paved pathway leading to the formal reception area, flanked by shrubbery and floral borders.

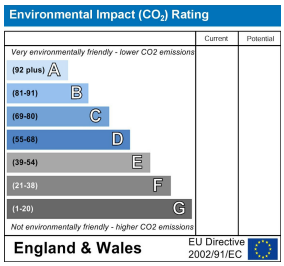
There is a good-sized REAR GARDEN with a paved patio and lawned area with shrubbery borders, paved pathway leading to a rear gated access, garden shed and small paved area for bin storage and barbecue. The whole enclosed by closely boarded wooden fencing. Access to outside communal bicycle rack.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue to the Mytton Oak Island, taking the first exit onto Shelton Road. Continue to the Porthill Island, continuing along Roman Road. Continue to the next island, taking the 3rd exit onto Longden Road. At the mini-island, turn right into the Sweetlake Meadow Development. Proceed along Tannersdale, turn right onto Drapers Rise and follow it round to the right, where the prperty will be found directly in front of you.

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 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.

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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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