



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6a, Beeches Lane, Shrewsbury, SY1 1TZ

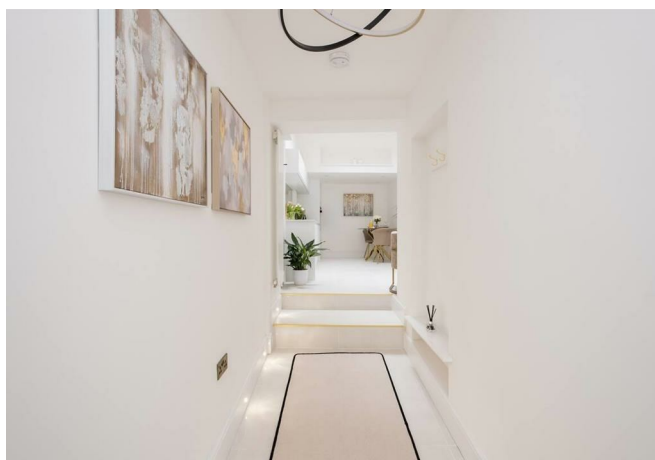
**Offers in the Region
of £165,000**

To view this property please call us on **01743 236 800** Ref: T8078/WM/lrd

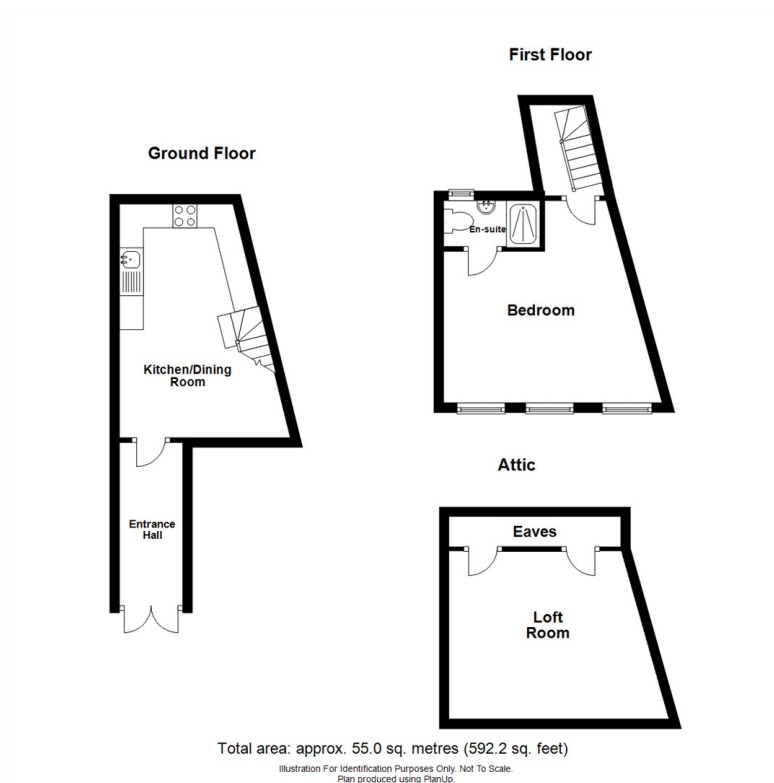
A unique and beautifully renovated one bedroom townhouse, in the heart of Shrewsbury.

This unique and beautifully renovated one bedroom, leasehold townhouse, provides well planned accommodation throughout, briefly comprising: entrance hall, kitchen/dining room, bedroom, and en-suite shower room. The property also benefits from electric boiler providing central heating, as well as fully boarded and carpeted loft space.

The property is conveniently situated in the heart of the Shrewsbury town centre, within walking distance of all major shops, excellent transport facilities, cafes, restaurants and the Quarry Park and Dingle Gardens.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

11'0" x 4'4" (3.35m x 1.32m)

KITCHEN/DINING ROOM

16'0" x 9'9" (4.88m x 2.96m)

Fully renovated with matching units and integrated appliances

From the kitchen/dining room, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM

10'4" x 13'0" (3.16m x 3.97m)

Window to the front

Access to fully boarded loft room

EN-SUITE SHOWER ROOM

3'1" x 6'7" (0.94m x 2.01m)

Window to the rear

Fully renovated:

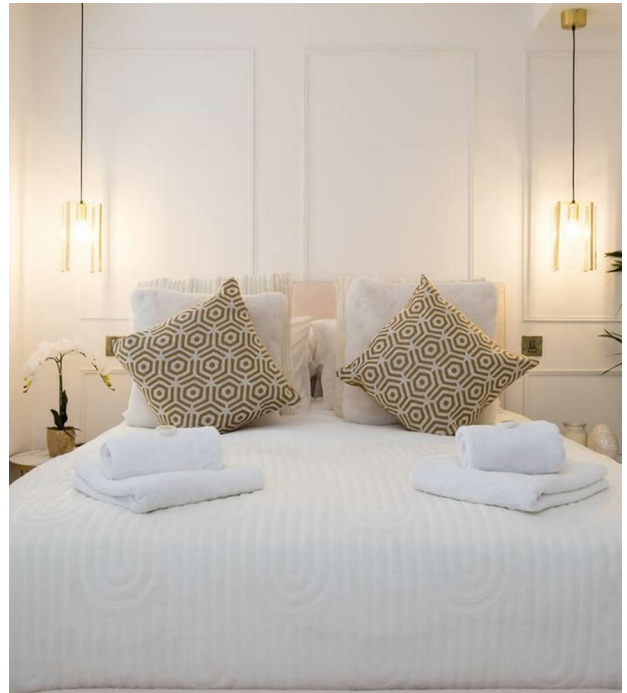
Shower cubicle

Wash hand basin with mixer tap and under cupboard

Low flush WC

LOFT ROOM

11'6" x 13'5" (3.50m x 4.09m)



HOW TO FIND THIS PROPERTY

The property is best approached towards Shrewsbury over the English Bridge. At the top of Wyle Cop, bear left onto Beeches Lane where the property will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, and drainage are connected.

TENURE

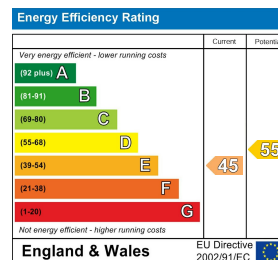
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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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Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones