



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

36 Albert Road, Shrewsbury, SY1 4HZ

£185,000 Region

To view this property please call us on **01743 236 800** Ref: T8022/SL/KQ

A spacious, mature, three bedroom semi- detached house.

This three bedroom semi-detached property requires some modernisation and improvements, but provides well planned accommodation and benefits from double glazing and electric panel heating.

The property is situated in this popular and convenient residential area, well placed within reach of excellent amenities, including local shops, popular schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass allowing access to the M54 motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

15'4" x 11'4" (4.67m x 3.45m)

A pleasant room with attractive fireplace feature

Window to the front

Large walk in store.

DINING ROOM

11'6" x 10'9" (3.50m x 3.28m)

Window to the front

KITCHEN

6'10" x 14'1" (2.09m x 4.29m)

Fitted with a range of units

Built in understairs store cupboard

Panelled door to:

CONSERVATORY

Picture windows

Doors to the rear garden

BUILT IN DRY STORE

From the entrance hall, STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

13'5" x 11'3" (4.09m x 3.44m)

Window to the front

BEDROOM 2

9'4" x 14'2" (2.84m x 4.31m)

Window to the front

Range of built in wardrobes

BEDROOM 3

9'0" x 8'2" (2.74m x 2.49m)

Window to the rear

SHOWER ROOM

Shower cubicle

Wash hand basin

SEPARATE WC

OUTSIDE THE PROPERTY

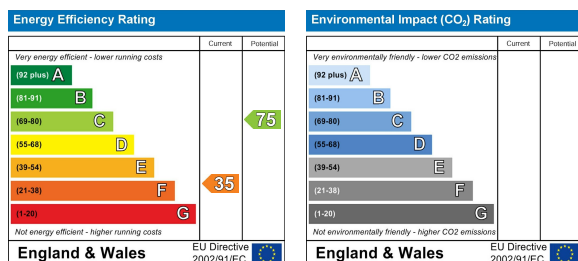
The property is divided from the road by an ornamental brick wall with a wrought iron balustrade and approaching through double wrought iron gates with a concrete hardstanding providing parking. A further wrought iron gate with a pathway extends to the reception area with a lawned area to the side.

There is a particularly good sized and well stocked REAR GARDEN with a paved patio and terrace, pathway serving areas of lawn, a variety of mature fruit trees. The garden is enclosed on all sides and capable of an attractive layout.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and St Michaels Street. Continue to the Heathgates traffic island and take the second exit into Sundorne Road. Turn first left into Albert Road and the property will eventually be found on the left hand side.



SERVICES

We understand that mains water, electricity, drainage are connected. Electric heating.

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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