MILLER EVANS

SHREWSBURY'S ESTATE AGENT

2 Westmoreland Mews, Greenfields, Shrewsbury, SY1 2RH | **£190,000 Region**
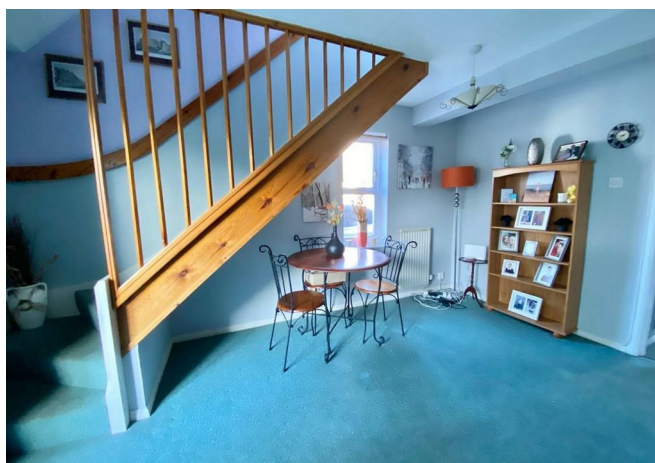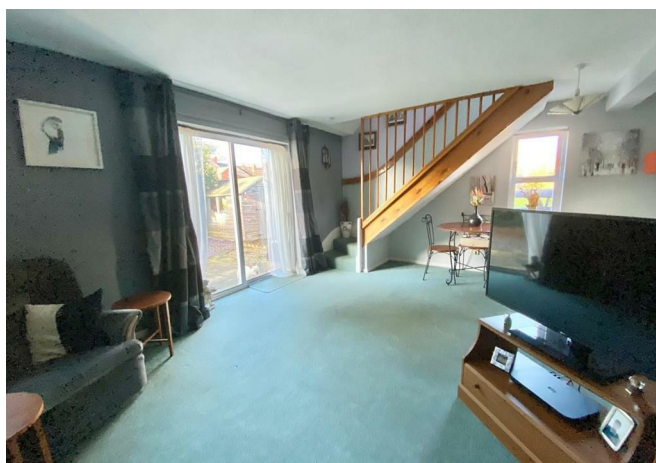
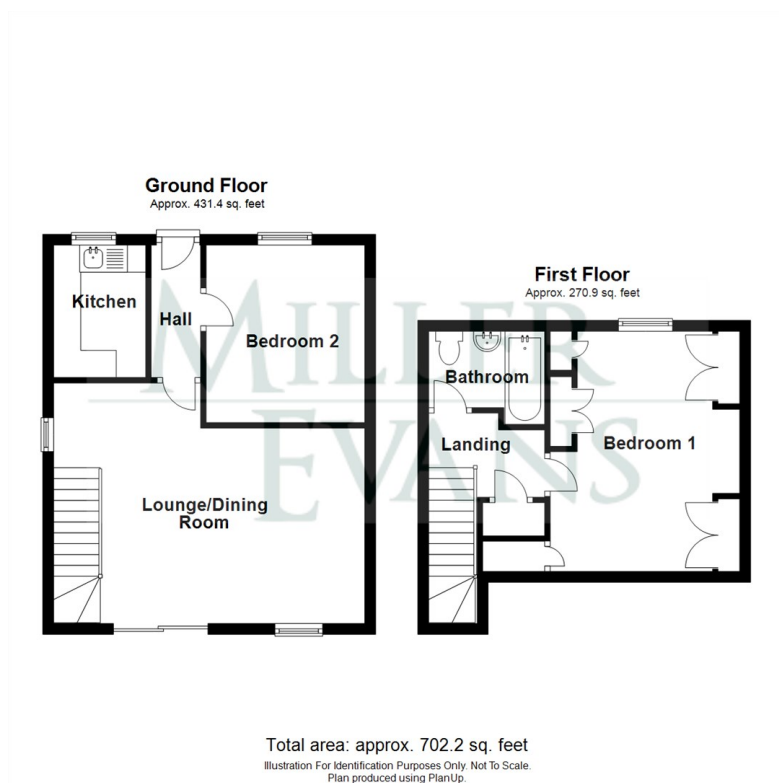To view this property please call us on **01743 236 800**   Ref: T7860/SL/lrd

A modern, well planned two bedroom chalet style residence, situated in a quiet cul-de-sac position in this popular and convenient residential area.

The property provides flexible, well planned and spacious accommodation over two levels and with the benefit of gas fired central heating and double glazing, the accommodation briefly comprises: entrance hall, kitchen, lounge/dining room, ground floor bedroom 2; bedroom 1 and family bathroom to the first floor. Enclosed rear garden. Communal parking area with two allocated parking spaces.

The property is situated in a pleasant and quiet cul-de-sac position, in this popular and convenient residential area, well placed within easy reach of the nearby town centre, popular schools, and the Shrewsbury bypass, providing ease of access onto the M54 motorway link to the West Midlands.

FLOOR PLANS

Ground Floor
Approx. 431.4 sq. feet

Kitchen

Hall

Bedroom 2

Lounge/Dining Room

First Floor
Approx. 270.9 sq. feet

Bathroom

Landing

Bedroom 1

Total area: approx. 702.2 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE / DINING ROOM
6'7" x 18'10" (2.00m x 5.74m)
With window and patio doors opening onto and overlooking the garden to the rear

KITCHEN
8'0" x 5'7" (2.44m x 1.70m)
Window to the rear
Neatly appointed and fitted with a range of modern units

GROUND FLOOR BEDROOM 2
10'9" x 9'7" (3.28m x 2.93m)
Window to the rear

From the lounge/dining room, STAIRCASE with balustrade rises to a FIRST FLOOR LANDING

BEDROOM 1
16'0" x 9'8" (4.88m x 2.95m)
Window to the rear
Range of built in wardrobes

BATHROOM
Panelled bath with shower over
Wash hand basin
WC low type flush

OUTSIDE THE PROPERTY

To the front, there is a shallow forecourt, divided from the road by a picket fence with pathway serving the formal reception area.

To the rear there is an enclosed garden with paved patio area and garden shed.

Adjacent to the property, there is a communal car park with two allocated parking spaces.
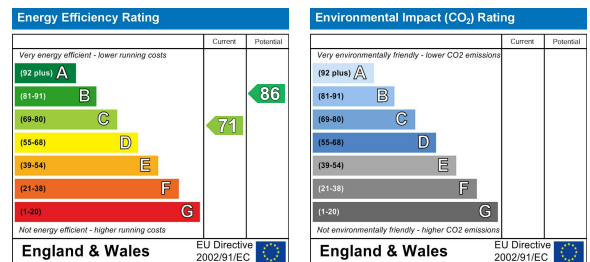
HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Ellesmere Road, eventually turning right into Greenfields Street. Continue into Falstaff Street, turning right into Glendower Court and left into Westmoreland Mews, where the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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

Council Tax Band B

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

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:

OnTheMarket.com   rightmove.co.uk
The UK's number one property website