



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 St. Michaels Gate, Shrewsbury, SY1 2HL

£210,000 Region

To view this property please call us on **01743 236 800** Ref: T8044/SL/lrd

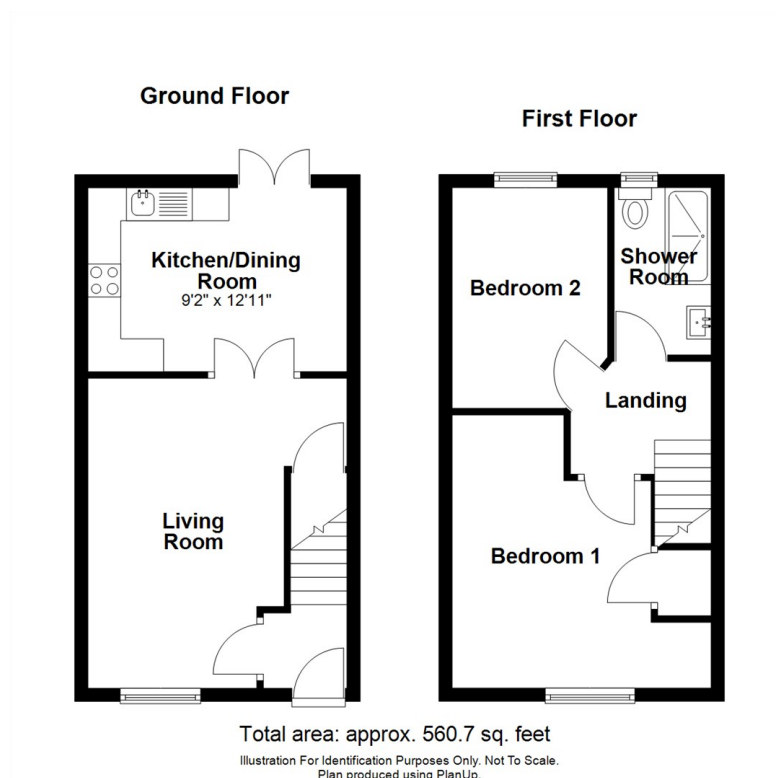
A well maintained, modern two bedroom town house, situated in a secluded and convenient location within close proximity of the nearby town centre.

This well planned, two bedroom town house, with rooms of pleasing dimensions throughout, benefits from full gas fired central heating and double glazing, briefly comprising: entrance hall, living room, kitchen/dining room, two bedrooms and shower room. Driveway parking to the front and neatly kept, enclosed garden to the rear.

The property is well placed in this convenient location, within close proximity of the town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railway station. The property is also ideally placed for ease of access to the Shrewsbury bypass and the M54 motorway link leading to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

15'5" x 6'7" (4.71m x 2.00m)

Window to the front

KITCHEN/DINING ROOM

9'2" x 12'11" (2.79m x 3.94m)

Neatly appointed and fitted with a range of matching units

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

13'7" x 9'11" (4.15m x 3.02m)

Window to the front

Built in store cupboard

BEDROOM 2

11'0" x 7'9" (3.35m x 2.36m)

Window to the rear

SHOWER ROOM

Window to the rear

Neatly appointed with large walk-in shower

Wash handbasin and low flush WC

OUTSIDE THE PROPERTY

To the front, there is a neatly kept forecourt with a host of established shrubs, a driveway providing parking and a pathway that extends to the formal reception area to the rear.

To the rear, there is an enclosed GARDEN with a paved patio, neatly kept lawn, the whole well enclosed on all sides by closely boarded wooden fencing.

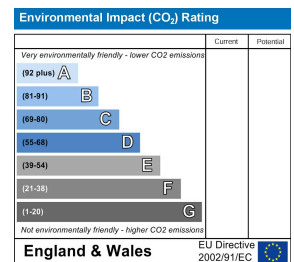
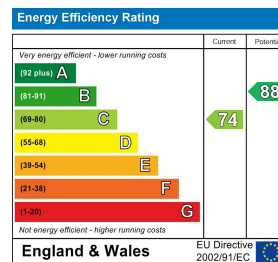


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate, eventually turning right into St Michaels Gate.



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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