



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Wilfred Owen Close, Shrewsbury, SY2 5BY**

**Offers in the Region of  
£265,000**

To view this property please call us on **01743 236 800** Ref: T8141/SL/KQ

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# A well maintained three bedroom townhouse situated on the fringe of the town centre.

This three bedroom townhouse has thoughtfully arranged accommodation briefly comprising; welcoming entrance hall with cloakroom, spacious and bright living room/dining room, breakfast kitchen, three well proportioned bedrooms, one with an en suite shower room and a family bathroom. Gardens to front and rear. Allocated parking space. The property also benefits from gas fired central heating and double glazing.

The property is ideally located within easy reach of Shrewsbury's town centre with amenities including fashionable bars and restaurants, boutique style shops, transport links, making it an ideal and excellent choice for a range of buyers.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LOUNGE/DINING ROOM

13'10" x 16'0" (4.22m x 4.88m)

A pleasant bright room with large built in store cupboard  
Glazed French doors opening onto the rear garden  
Window enjoying views over the garden

### BREAKFAST KITCHEN

10'8" x 8'8" (3.26m x 2.64m)

Neatly appointed and fitted with a range of matching modern units

STAIRCASE rising to FIRST FLOOR LANDING with built in linen cupboard and access to roof space.

### BEDROOM 1

9'10" x 9'2" (2.99m x 2.79m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

10'0" x 9'2" (3.04m x 2.79m)

### BEDROOM 3

6'8" x 6'6" (2.03m x 1.99m)

### ATTRACTIVE FAMILY BATHROOM

Recently refitted with a panelled bath with shower over  
Wash hand basin, wc

### OUTSIDE THE PROPERTY

To the front is a neatly kept lawn with established hedge and a pathway extending to the front, serving the reception area. There is allocated parking within a communal parking area, providing convenient and secure off road parking.

The property boasts a neat landscaped REAR GARDEN perfect for relaxing and entertaining with a combination of artificial lawn and a raised decked terrace, designed for low maintenance. The garden is well enclosed on all sides with gateway access to a pathway leading to the communal parking area, with allocated parking space.

Note: This property is subject to additional management service charges. (approx. £310 p/a)



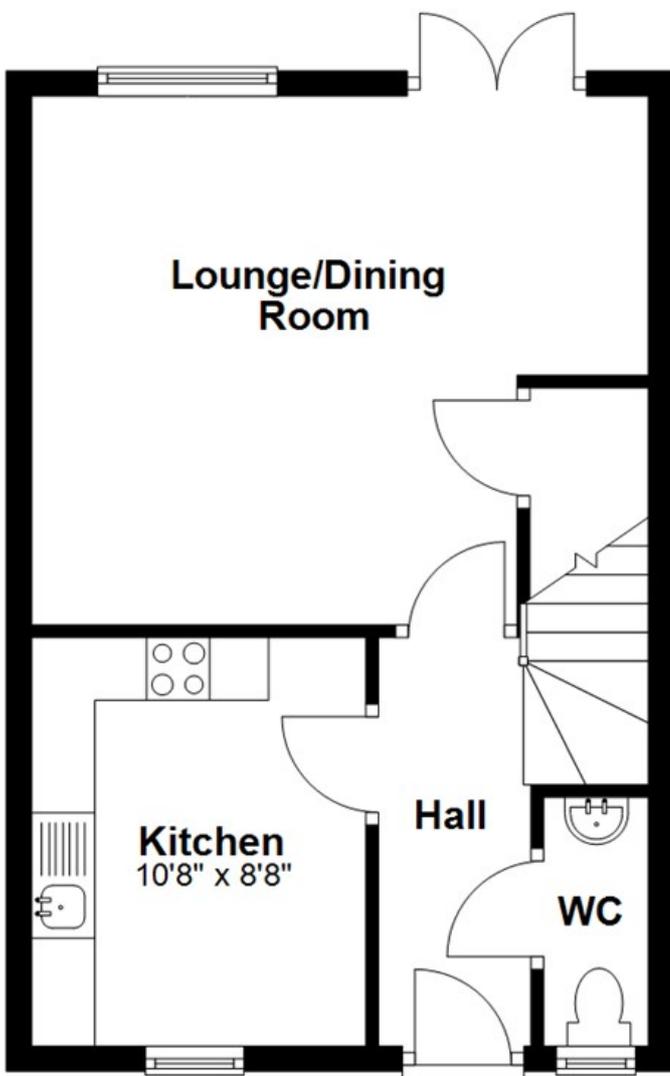




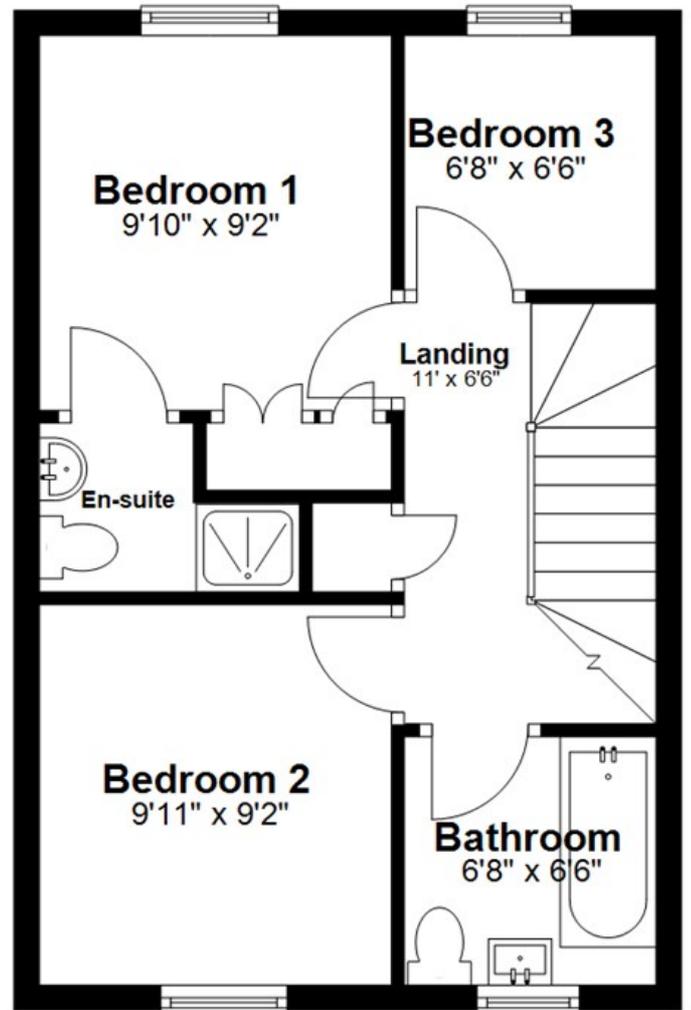


FLOOR PLANS ...

**Ground Floor**



**First Floor**



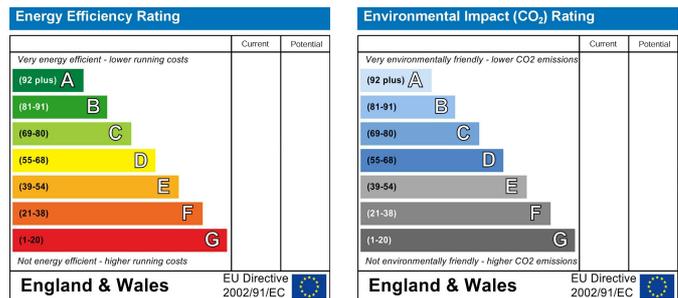
**Total area: approx. 795.9 sq. feet**

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge. After a short distance, bear left and proceed behind The Abbey. Continue to the T Junction, turning left into Underdale Road. Continue for a short distance and Wilfred Owen Close will be found on the right hand side.

## 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.

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The UK's number one property website

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Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
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Church Stretton SY6 6DA  
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