

**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

15 St. Julians Crescent, Shrewsbury, SY1 1UD

**Offers in the Region of
£245,000**

To view this property please call us on **01743 236 800** Ref: T8125/WM/KQ

An impressive two bedroom town centre first floor apartment.

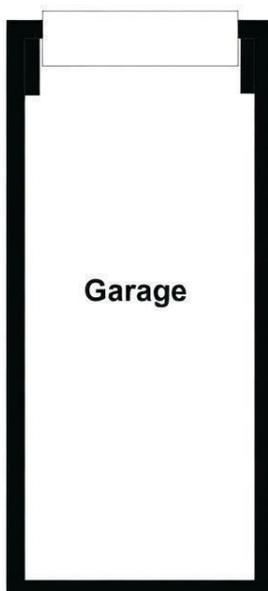
This impressive two bedroom first floor apartment offers spacious accommodation on the fringe of the town centre, briefly comprising; entrance hall, living room opening into dining area and kitchen, two bedrooms and bathroom. The apartment benefits from a driveway and garage.

The property is situated in the heart of the town centre close to all major shopping and transport facilities, boutique shops and restaurants, while also being well placed for access to the Shrewsbury by-pass with M54 motorway link.

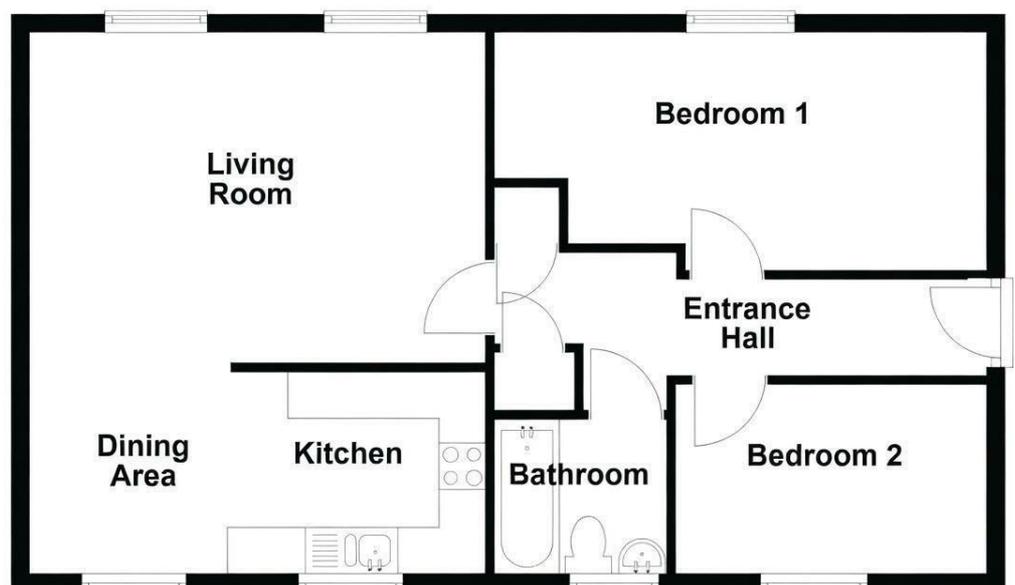


FLOOR PLANS

Ground Floor



First Floor



INSIDE THE PROPERTY

ENTRANCE HALL

Two built in store cupboards

LIVING ROOM

16'2" x 11'9" (4.93m x 3.58m)

Two windows overlooking the river

Opening to:

KITCHEN / DINING ROOM

16'2" x 7'02" (4.93m x 2.18m)

Fitted with a range of matching wall and base units

Fitted electric oven and four ring hob with extractor hood over

Integrated dishwasher

Cupboard housing gas fired central heating boiler

Window with views overlooking the town

BEDROOM 1

17'6" x 8'5" (5.33m x 2.57m)

Window overlooking the river



BEDROOM 2

10'8" x 6'9" (3.25m x 2.06m)

Window towards the town centre

BATHROOM

Panelled bath with shower over

Wash hand basin, wc

Heated towel rail

OUTSIDE THE PROPERTY

GARAGE

19'10" x 8'2" (6.05m x 2.49m)

UP and over door and power supply.

Driveway providing additional parking space.



HOW TO FIND THIS PROPERTY

The property is best approached into Shrewsbury over the English Bridge and onto Wyle Cop. Bear left onto Town Walls and turn immediately left onto Williams Way. Follow the road around onto St Julians Crescent and turn right and continue on St Julians Crescent where the driveway and garaging will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

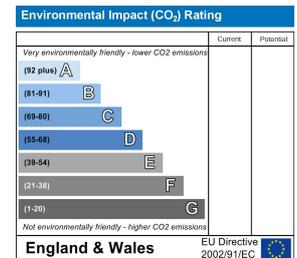
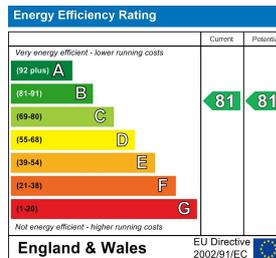
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: 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. Images may have been enhanced.

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The UK's number one property website

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