



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

39 Benyon Street, Shrewsbury, SY1 2JQ

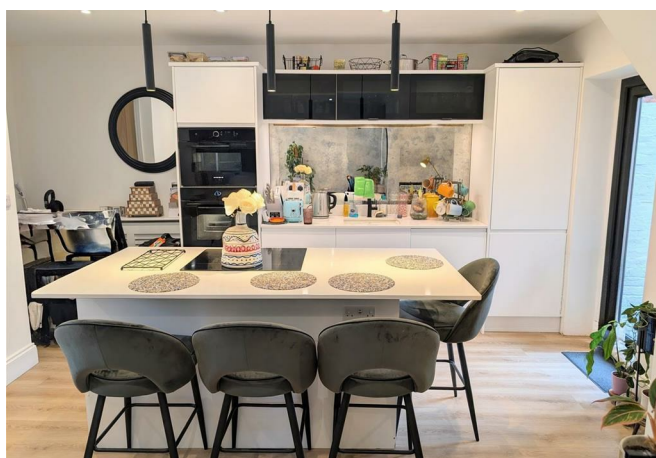
**Offers in the Region of
£249,950**

To view this property please call us on **01743 236 800** Ref: T8128/WM/KQ

A fully renovated, two bedroom end of terrace property.

This tastefully renovated two bedroom end of terrace property, provides well planned accommodation throughout, briefly comprising: open plan living area to the ground floor; two bedrooms and shower room to the first floor. The property benefits from gas-fired central heating and a neatly presented rear courtyard.

The property is conveniently situated in this popular residential area of Shrewsbury, close to excellent local amenities and the town centre with all its many shops, bars and restaurants, Shrewsbury railway station, Theatre Severn, and the Quarry Park and Dingle Gardens.



FLOOR PLANS



INSIDE THE PROPERTY

OPEN PLAN LIVING AREA

6'7" x 18'3" (2.00m x 5.55m)

Windows to the front and side

Open plan living space with fully renovated kitchen, central island and integrated appliances

Storage cupboard

New flooring

Rear access to the property

From the open plan living area, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

14'3" x 10'7" (4.35m x 3.22m)

Windows to the front and side

Fitted storage cupboard

BEDROOM 2

10'0" x 7'3" (3.05m x 2.22m)

Window to the front

SHOWER ROOM

Window to the rear

Fully renovated with large walk-in shower cubicle

Wash hand basin and under cupboard

Low flush wc

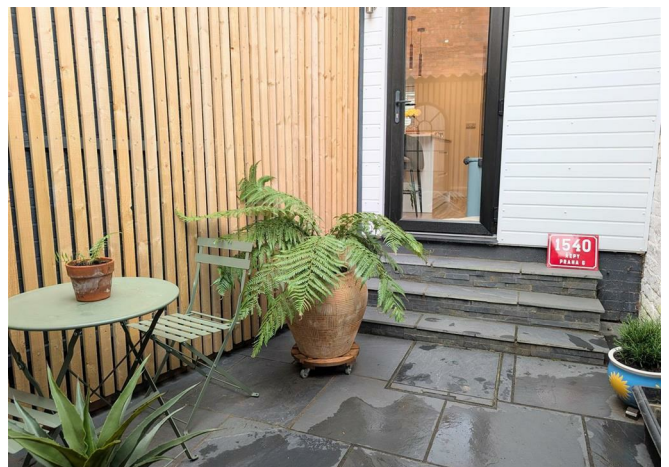
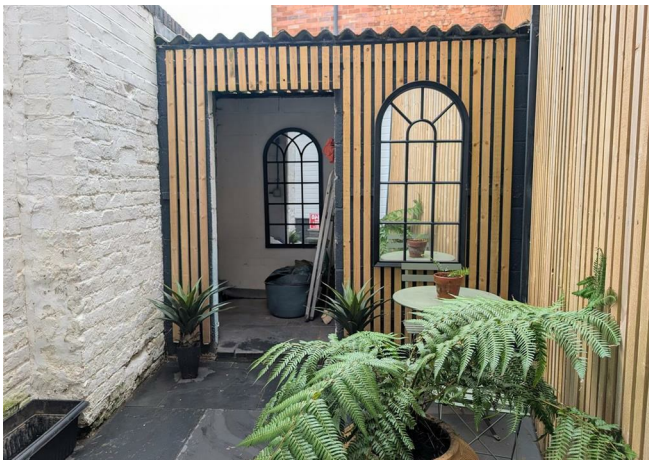
OUTSIDE THE PROPERTY

To the rear of the property, there is a well presented courtyard, perfect for outside entertaining.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate, turning right onto New Park Road. Proceed along New Park Road, taking the second right into North Street. Turn right onto Benyon Street, where the property will be found at the end of the road on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

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

TENURE

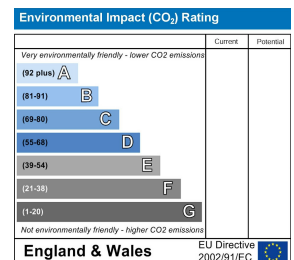
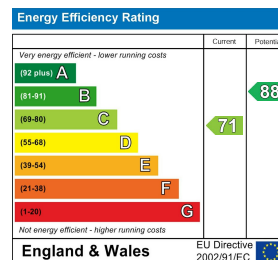
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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. Images may have been enhanced.

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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Associates: Georgie H. Miller BSc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones