



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**24 Barkestone Drive, Herongate, Shrewsbury SY1 3XT**

**Offers in the Region  
of £120,000**

To view this property please call us on **01743 236 800** Ref: T8080/SL/MU

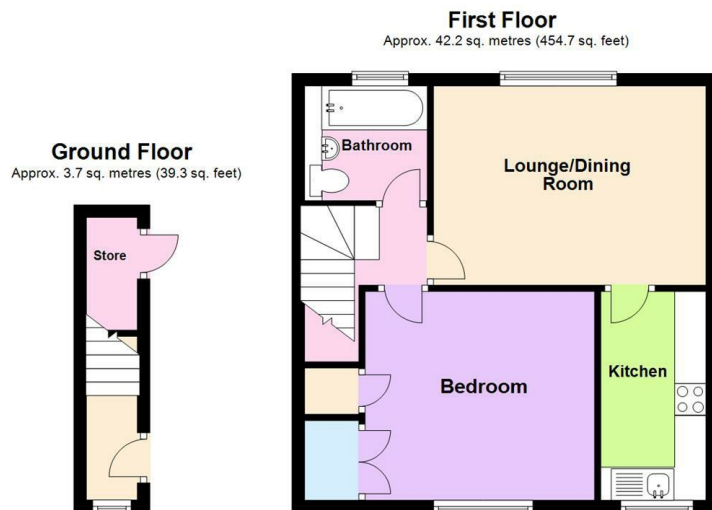
# A well presented and spacious, one bedroomed, first floor apartment.

This well appointed and well maintained, first floor one bedroomed apartment with rooms of pleasing dimensions, benefits from double glazed windows, newly fitted gas central heating and a Hive system. Outdoor store cupboard and parking for one vehicle.

The property is pleasantly situated in this quiet residential area on the northern side of Shrewsbury town within easy reach of the town centre and major thoroughfares, restaurants, cafes, Shrewsbury Rail and Bus Stations and the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



Total area: approx. 45.9 sq. metres (494.0 sq. feet)

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

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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### BEDROOM

10'11" x 12'0" (3.33m x 3.66m)

With built in double wardrobe and a built in single wardrobe over the stairs.

#### BATHROOM

Neatly fitted bathroom suite comprising panelled bath with glass shower screen and shower over  
WC concealed low type flush  
Pedestal wash hand basin.

#### LOUNGE/DINING ROOM

10'5" x 14'3" (3.18m x 4.34m)

With electric fire.

#### KITCHEN

10'11" x 5'6" (3.33m x 1.68m)

Fitted with a range of matching modern wall and base units with work surfaces with space and plumbing for white goods.

## OUTSIDE THE PROPERTY

There is a paved forecourt with private bin storage and a good store cupboard beath the stairs as well as one parking space for the property.

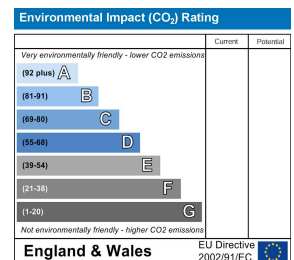
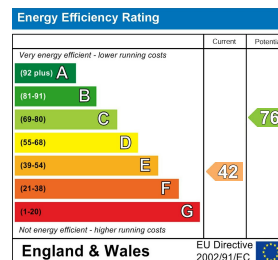


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road bearing left onto Chester Street and on to Coton Hill. Continue over the traffic lights onto Ellesmere Road, eventually turning right into Hubert Way, taking the first right into Butterwick Drive and first left into Barkstone Drive where the property will be situated 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 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: A

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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