



75 King Street, Shrewsbury, SY2 5ET

Shrewsbury & Country House Sales

**MILLER
EVANS**



75 King Street, Shrewsbury, SY2 5ET

£270,000

Freehold

- A neatly presented end terraced house
- Two bedrooms and bathroom
- Open-plan living room and dining room
- Modern kitchen
- Good sized enclosed rear garden
- Popular and convenient location close to amenities and town centre



A neatly presented two-bedroom end-terrace house, ideally situated in a desirable and fashionable area close to a range of local amenities, including shops, schools and the town centre, which is conveniently accessible via the English Bridge.

The property briefly comprises an entrance hall, a comfortable living room which connects through to the dining room, and a fitted kitchen with a range of modern units. To the first floor are two bedrooms, with the main bedroom benefiting from built-in wardrobes. Spacious family bathroom. The property is heated by gas central heating and enjoys well-maintained outdoor space.







ENTRANCE HALL
7'2" x 3'0"

LIVING ROOM / DINING ROOM
23'3" x 9'1"

KITCHEN
9'7" x 7'4"
Fitted with a range of matching modern units

STAIRCASE rising to **FIRST FLOOR LANDING**

BEDROOM 1
10'8" x 12'5"
Built in wardrobes

BEDROOM 2
9'7" x 7'4"

BATHROOM
12'0" x 4'11"

Panelled bath with shower over
Wash hand basin, wc

GARDENS AND GROUNDS

The property is approached through wicket fencing with a pathway to the reception area, flanked by small lawn.

Good sized neatly kept rear garden with a patio area and a brick-built BBQ. The garden is well enclosed on all sides, providing a pleasant and private outdoor space.

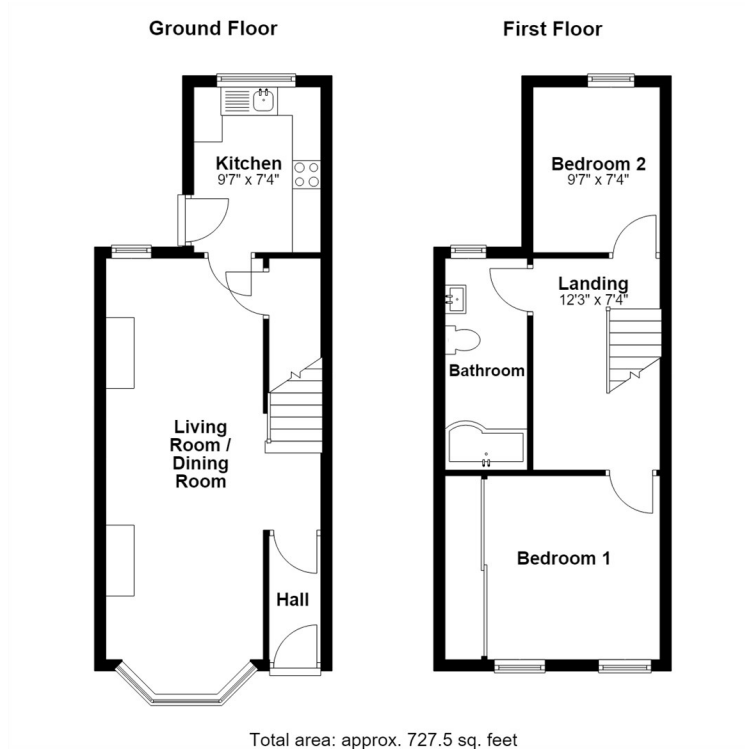


HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge along abbey foregate to the traffic lights. Turn left into Monkmoor Road and after a short distance turn right into King street, where the property will be found.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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.

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.

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 with your decision to move.

SERVICES

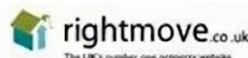
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band: B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans