

A spacious and well planned one bedroomed apartment situated in this landmark building with open views to the front.

This one bedrooomed, Leasehold apartment provides well proportioned accommodation with double glazing and open views to the front along Berwick Road.

The property is well placed within easy reach of the nearby town centre with all the major town centre thoroughfares, Theatre Severn and Shrewsbury Railway Station and also placed within easy reach of the Shrewsbury by-pass with the M54 link allowing access to the West Midlands. - Note - Applicants should note that the building is not of traditional construction and as such we would recommend arranging suitable finance before viewing (our own recommended Mortgage Advisers are available to help).

- Spacious leasehold apartment
- One bedroom and shower room
- Living room and kitchen
- Communal gardens and communal parking
- Convenient location close to town centre



**MILLER
EVANS**

14 Coton Manor, Berwick Road, Shrewsbury SY1 2LT

To view this property please call us on **01743 236 800** Ref: T8065/SL/MU

SHREWSBURY'S ESTATE AGENT

**£55,000
Offers in the Region Of**

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

19'8" x 12'6" (5.99m x 3.81m)

Picture window with views to the front overlooking the formal entrance and along Berwick Road.

KITCHEN

11'0" x 7'0" (3.35m x 2.13m)

Fitted with a range of units.

BEDROOM

14'10" x 9'8" (4.52m x 2.95m)

Window with similar outlooks to the living room.

SHOWER ROOM

Large walk in shower

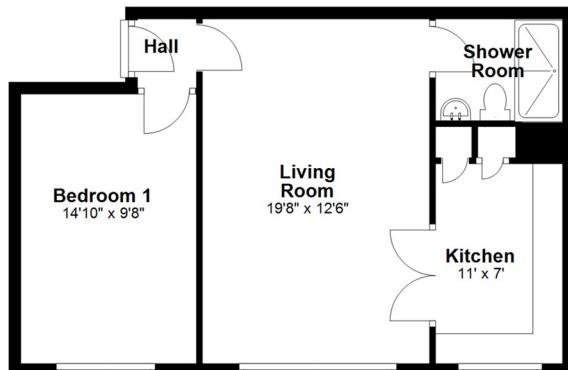
Hand basin

WC low type flush.

OUTSIDE THE PROPERTY

Generous communal landscaped gardens and grounds and ample communal parking area.

Floor Plan



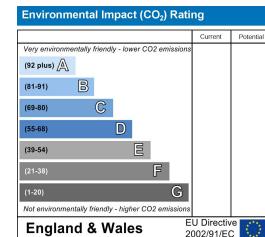
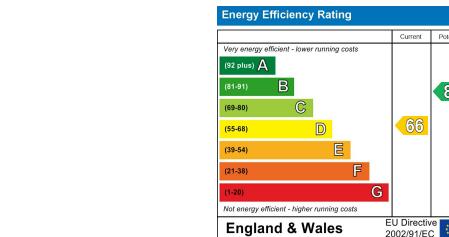
How to find this property

The property is best approached out of Shrewsbury on the Smithfield Road, up Coton Hill, turn left into Berwick Road and continue for some distance where Coton Manor will be found on the left hand side.

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



SERVICES

We understand that mains water, electricity and drainage 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

Frankwell, Shrewsbury Tel: 0345 678 9000

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.

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.

