



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

116 Greenfields Gardens, Shrewsbury, SY1 2RP

**Offers in the Region of
£220,000**

To view this property please call us on **01743 236 800** Ref: T8124/MM/KQ

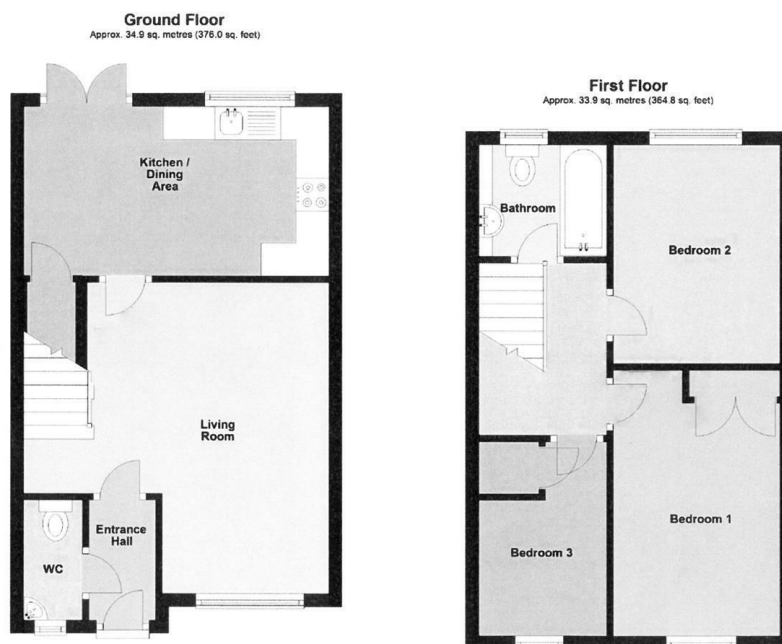
A modern three bedroom freehold property with the added benefit of two parking spaces.

This modern freehold property benefits from gas fired central heating, double glazing and two car parking spaces. The property briefly comprises; entrance hall, cloakroom, living room, dining kitchen, three bedrooms and bathroom. Enclosed rear garden. One allocated parking space with the addition of a second space available by separate negotiation.

The property is situated on a popular and convenient residential location, within walking distance of the nearby town centre and bus and train station, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 68.8 sq. metres (740.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

15'5" x 12'0" (4.72m x 3.66m)

Window to the front

KITCHEN / DINING ROOM

15'1" x 8'4" (4.62m x 2.56m)

Fitted with a range of matching wall and base units

STAIRCASE rising from the living room to FIRST FLOOR LANDING

BEDROOM 1

13'3" x 8'3" (4.04m x 2.52m)

BEDROOM 2

10'10" x 8'3" (3.32m x 2.52m)

BEDROOM 3

9'8" x 6'3" (2.95m x 1.93m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by wrought iron railings with pathway to reception area, flanked by gravelled areas.

Enclosed rear garden paved for ease of maintenance. Gated access to parking area.

One allocated parking space. Second space available by separate negotiation.

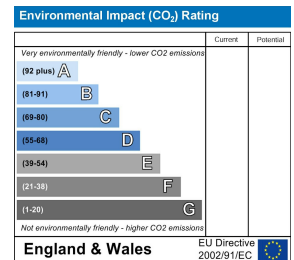
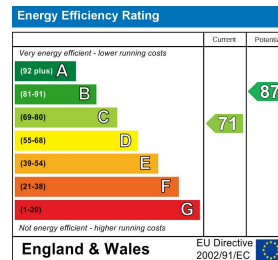


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Coton Hill and onto Ellesmere Road. At the mini island, turn right onto Greenfields Gardens. The property will be found 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

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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

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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