



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

27a, Tankerville Street, Shrewsbury, SY2 5DJ

**Offers in the Region
Of £220,000**

To view this property please call us on **01743 236 800** Ref: T8116/SL/lrd

A charming two bedroom, terraced home, situated in a popular and convenient location, well placed for amenities including the nearby town centre.

This attractive property offers comfortable and well presented accommodation, ideally suited for first time buyers, small families, or investors. To the ground floor there is a sitting room/hallway with archway seamlessly communicating with a welcoming living room and a bright practical kitchen which is fitted with a range of matching units, with a door and window opening onto and overlooking the garden to the rear. To the first floor, there are two bedrooms and a neatly and well appointed bathroom. The roof space has been fully boarded to provide useful storage. The property benefits from gas fired central heating and double glazing throughout.

The property is conveniently located within easy walking distance of Shrewsbury's town centre which provides excellent access to a wide range of shops, restaurants, fashionable bars, boutiques, the Theatre Severn, as well as the Quarry Park and Dingle Gardens. The Shrewsbury Railway Station ensures convenient transport links and the property is also located within easy reach of the Shrewsbury bypass and the M54 motorway link to the West Midlands.

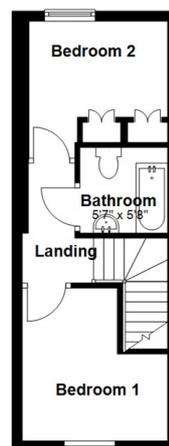


FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 607.8 sq. feet

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

INSIDE THE PROPERTY

SITTING ROOM / ENTRANCE HALL

13'3" x 9'5" (4.04m x 2.87m)

Window to the front

LIVING ROOM

13'10" x 9'5" (4.22m x 2.87m)

Open plan

KITCHEN

12'9" x 7'1" (3.89m x 2.16m)

Window and door to the rear

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

10'0" x 9'5" (3.04m x 2.87m)

Window to the front

BEDROOM 2

7'11" x 9'5" (2.41m x 2.87m)

Window to the rear

Double door storage cupboard

BATHROOM

White panelled bath with shower over

Wash hand basin and low flush wc

OUTSIDE THE PROPERTY

To the front there is a shallow forecourt with an ornamental wall and a pathway serves the formal reception area.

To the rear, there is a pleasant, enclosed, low maintenance garden, a perfect outdoor space for relaxing or entertaining.



HOW TO FIND THIS PROPERTY

From the Shrewsbury town centre, proceed over the English Bridge, into Abbey Foregate. At the traffic lights, turn left into Monkmoor Road. Continue on Monkmoor Road for some distance, before turning left into Tankerville Street where 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: 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.

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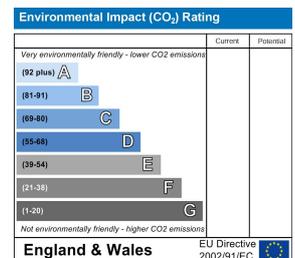
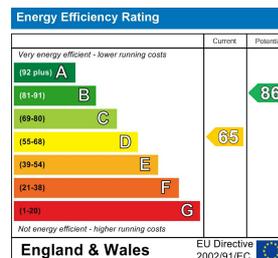
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IMPORTANT NOTICE

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.

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.

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