45 New Street, Shrewsbury, SY3 8JQ

Shrewsbury & Country House Sales

MILLER EVANS

45 New Street, Shrewsbury, SY3 8JQ

£270,000 Freehold

- A charming mature townhouse residence
- Two bedrooms and shower room
- Two reception rooms
- Lower ground floor fitted kitchen
- Enclosed private rear garden
- Pleasant location within walking distance of the town centre, Quarry Park and Dingle Gardens
- Potential car parking space available, by separate negotiation.

A charming, mature, two bedroom townhouse with versatile accommodation arranged over three floors, briefly comprising; sitting room/reception, living room, lower ground floor fitted kitchen with door to garden, two bedrooms and modern shower room to the first floor. Private rear garden. There may be a car parking space, available by separate negotiation.

The property is conveniently situated within walking distance of the town centre with all its major shopping and transport facilities and a stones throw from the renowned Quarry Park and Dingle Gardens.

Hotpoint
Innex
Indesit

Solid wood entrance door to:

SITTING ROOM / RECEPTION

LIVING ROOM
11'0" x 11'5"
Multi-fuel burner
Opening to:

STAIRCASE descending to:

KITCHEN
12'5" x 11'7"
Fitted with a range of matching wall and base units
Door to rear garden

Staircase from reception room rises to first floor landing.

BEDROOM 1
13'7" x 10'2"

BEDROOM 2
11'3" x 10'2"

SHOWER ROOM
Modern suite with shower cubicle, wash hand basin, wc

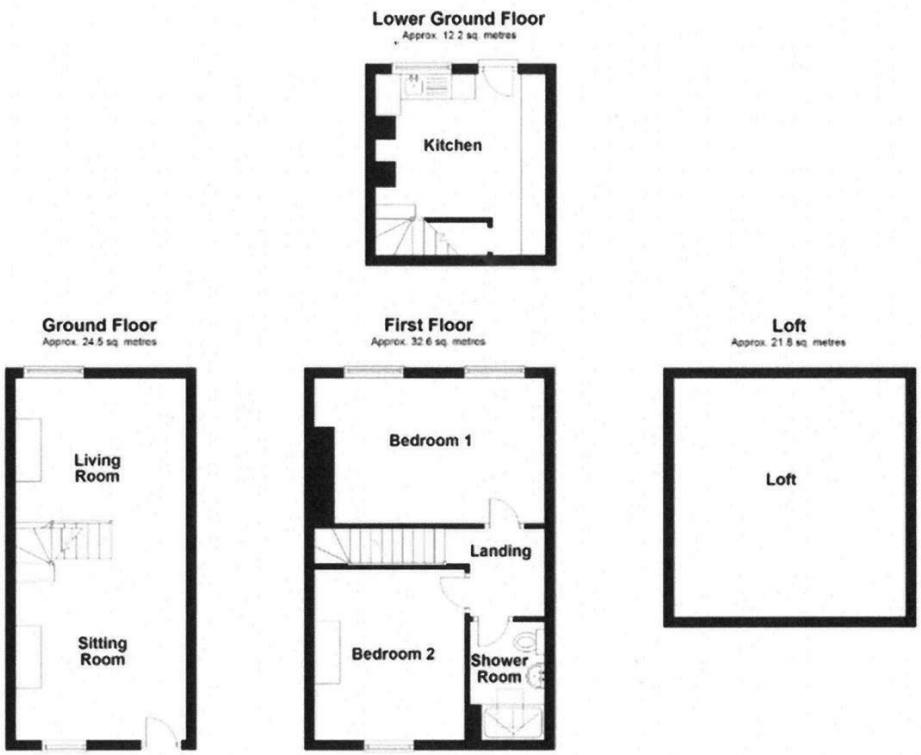
GARDENS AND GROUNDS

Shallow paved forecourt to the front.

Enclosed rear garden laid to Astro turf for ease of maintenance, with a secluded rear paved patio area providing an ideal seating haven surrounding by well stocked shrub beds and borders. Useful brick store shed.
Direct side alleyway access to the rear garden from the front of the property.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island, taking the first exit onto Copthorne Road. Take the first left onto Pengwern Road and left again onto Porthill. Continue onto New Street, where the property will be found on the right hand side.



Total area: approx. 91.2 sq. metres

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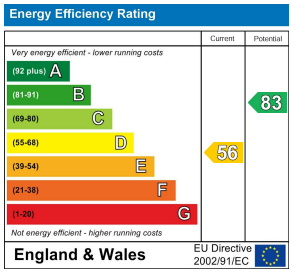

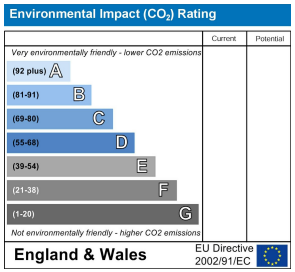

IMPORTANT NOTICE

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 my have been enhanced.
This property may be subject to additional management charges.

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 : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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