



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**6 Hallcroft Court, St Michael's Street, Shrewsbury,
SY1 2AF**

**Offers in the Region of
£195,000**

To view this property please call us on **01743 236 800** Ref: T8147/SL/lrd

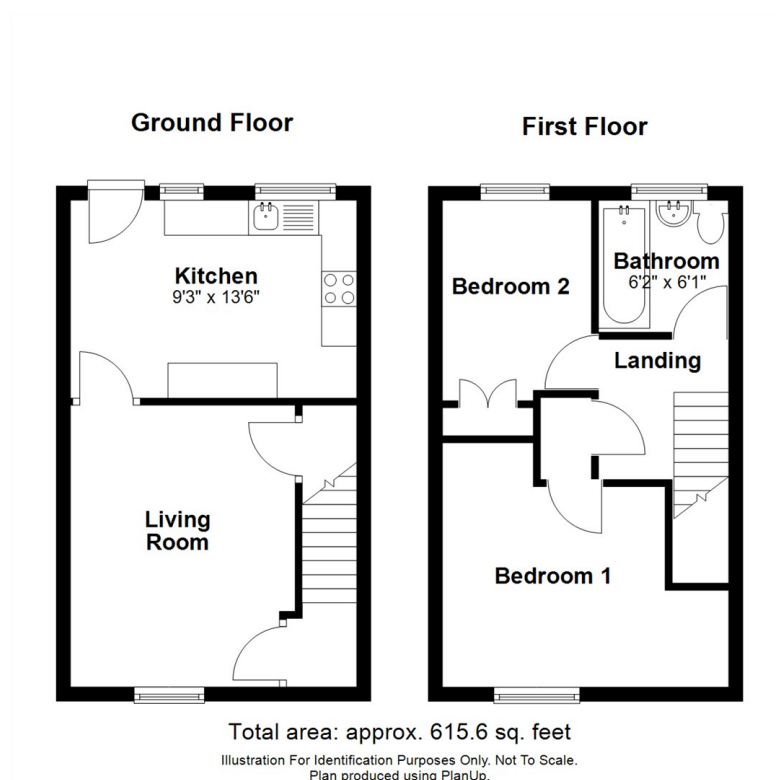
A neatly kept, well maintained, modern two bedroom terraced town house, situated in a convenient location within close proximity of the town centre.

**** NO UPWARD CHAIN**** The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from full gas fired central heating and double glazing. The accommodation briefly comprises: entrance hall, living room, kitchen/dining room, two bedrooms and bathroom. Forecourt and enclosed rear garden. Allocated parking space.

The property is conveniently placed within easy reach of the nearby town centre with its many fashionable bars and restaurants, Theatre Severn and the Shrewsbury railway station. The property is also within easy reach of the Shrewsbury bypass with access to the M54 motorway link leading to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'2" x 10'6" (4.01m x 3.20m)

Window to the front

KITCHEN/DINING ROOM

9'3" x 13'6" (2.82m x 4.11m)

Two windows to the rear

Fitted with a range of matching units

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

9'8" x 10'5" (2.97m x 3.20m)

Window to the front

BEDROOM 2

11'0" x 6'11" (3.35m x 2.12m)

Window to the rear

Double door storage cupboard

BATHROOM

Window to the rear

Panelled bath

Wash hand basin and low flush wc

OUTSIDE THE PROPERTY

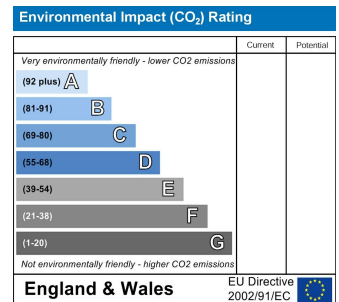
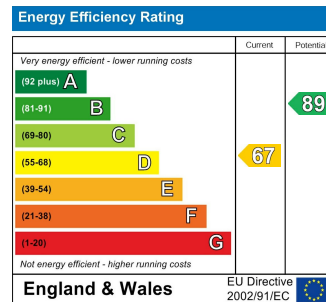
To the front there is a shallow forecourt with a pathway serving the formal reception area.

To the rear, there is a easily maintained garden with a paved patio and terrace, further gravelled areas, the whole well enclosed on all sides by closely boarded wooden fencing, with a gateway to the rear allowing access to the allocated parking space.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and St Michaels Street. Continue for some distance where the property will be found on the right hand side.



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

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.

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.

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.

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 • Fine & Country

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

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones