MILLER EVANS

SHREWSBURY'S ESTATE AGENT

19 South Hermitage, Shrewsbury, SY3 7JS

Offers in the Region of £289,000

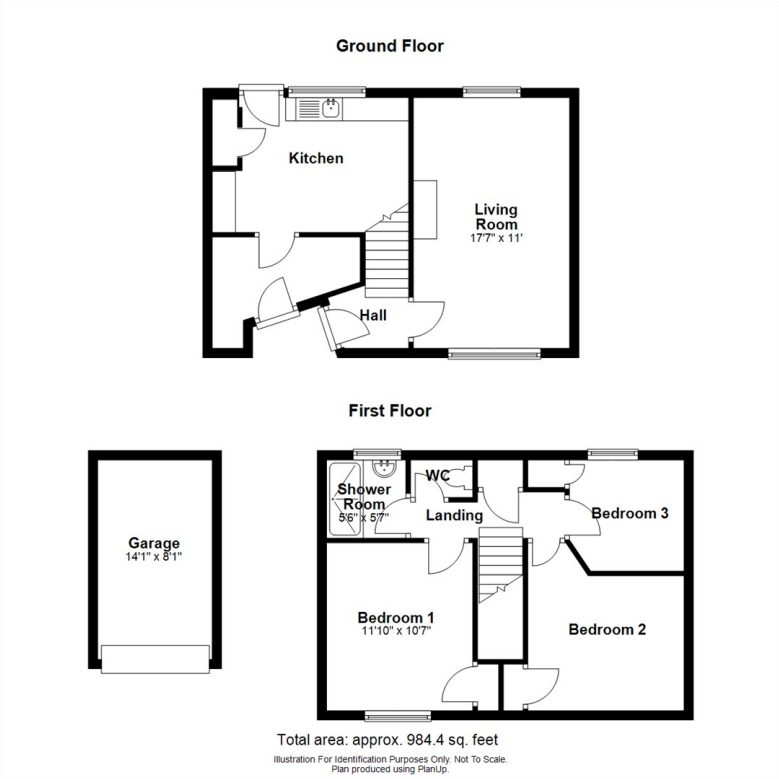
To view this property please call us on **01743 236 800** Ref: T8132/SL/KQ

A mature, three bedroom semi-detached home, providing comfortable and well proportioned accommodation.

This mature semi-detached property features a welcoming living room and a functional kitchen, three bedrooms are arranged over the upper floor, there is a separate shower room and separate toilet, providing added convenience for family living. The property benefits from gas fired central heating and double glazing.

The property is well placed in this popular and highly sought after residential area, conveniently placed within easy reach of excellent amenities including popular schools, doctors, the nearby town centre, artisan style shops in Longden Coleham. The property is also ideally placed within reach of the Shrewsbury by-pass with M54 link to the West Midlands.

FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

THROUGH LIVING ROOM
17'7" x 11'0" (5.36m x 3.35m)
A pleasant room with windows overlooking the front and rear garden

KITCHEN
9'6" x 13'10" (2.89m x 4.22m)
Neatly appointed and fitted with a range of units

REAR LOBBY/STORE

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1
11'10" x 10'7" (3.60m x 3.23m)

BEDROOM 2
6'7" x 11'0" (2.00m x 3.35m)

BEDROOM 3
6'9" x 8'1" (2.05m x 2.46m)

SHOWER ROOM
Large walk in shower
Wash hand basin

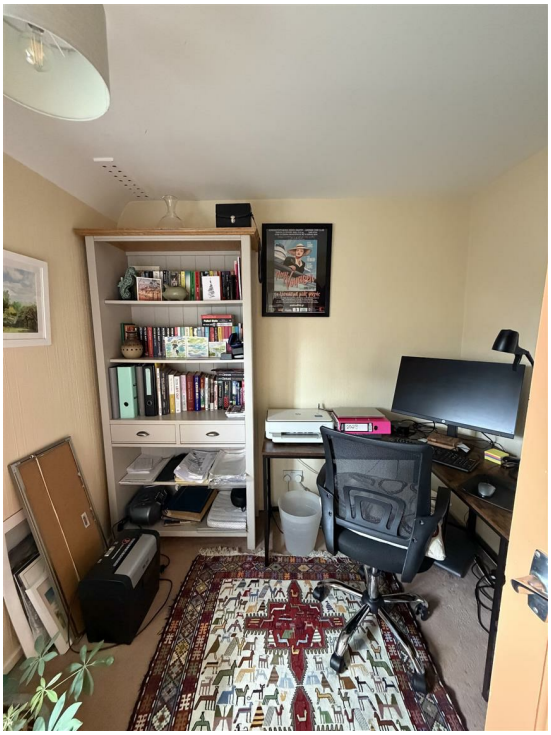
SEPARATE WC

OUTSIDE THE PROPERTY

The property enjoys well stocked and established gardens to both the front and rear, featuring mature plants and shrubs, floral displays with spring bulbs. The whole providing a private outdoor seating ideal for relaxing, gardening, or entertaining.

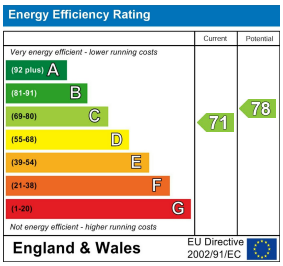
Approached over a private drive, the property benefits from convenient off street access from South Hermitage, leading to a garage which is situated at the rear of the house.

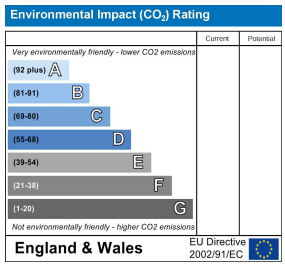
GARAGE



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge. Continue around the gyratory into Coleham Head. Turn right and proceed through Longden Coleham and along Longden Road for some distance, eventually turning right into South Hermitage. The property will eventually 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.

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Church Stretton SY6 6DA
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