



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**34 Highfields, Shrewsbury, SY2 5PH**

**Offers in the Region  
of £250,000**

To view this property please call us on **01743 236 800** Ref: T8152/SL/KQ

# A detached three bedroom home in need of complete modernisation and improvement.

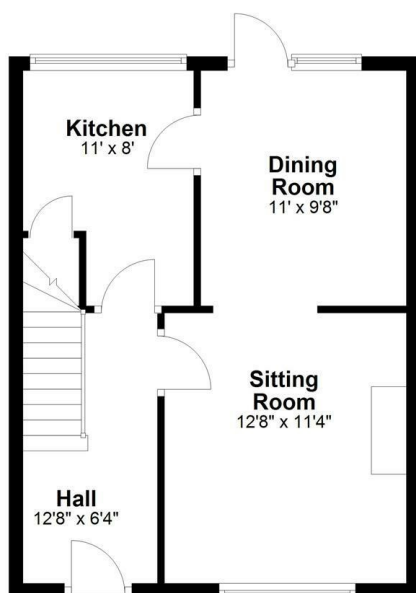
This three bedroom detached home requires full modernisation and improvement and is capable of an attractive layout. The accommodation briefly comprises; entrance hall, sitting room, dining room, kitchen, three bedrooms and bathroom.

The property is well placed in this popular and convenient residential area, within reach of well regarded schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link.

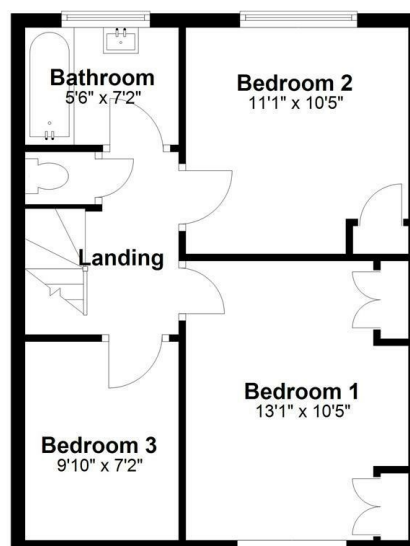


## FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 871.4 sq. feet

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### SITTING ROOM

12'8" x 11'4" (3.86m x 3.45m)  
Opening to:

### DINING ROOM

11'0" x 9'8" (3.36m x 2.94m)

### KITCHEN

11'0" x 8'0" (3.36m x 2.44m)

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

13'1" x 10'5" (3.99m x 3.18m)

### BEDROOM 2

11'1" x 10'5" (3.38m x 3.18m)

### BEDROOM 3

9'10" x 7'2" (3.00m x 2.19m)

### BATHROOM

Panelled bath  
Wash hand basin

### SEPARATE WC

### OUTSIDE

The property is approached over a tarmacadam drive which extends to the front serving the reception area with a forecourt laid to lawn and screened from the road by an established hedge.

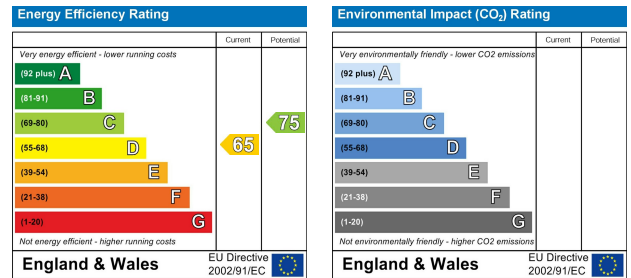
The drive extends to the side of the property to the rear garden, which is capable of an attractive layout.

### CONCRETE SECTIONAL GARAGE



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue to the Column Island, taking the first exit into Preston Street. Continue for a short distance, turning left into Highfields. Follow the road and 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: D

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



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