

14 St. Georges Court, Shrewsbury, SY3 8BG

Shrewsbury & Country House Sales

MILLER EVANS



14 St. Georges Court, Shrewsbury, SY3 8BG

£325,000 Freehold

- Well-appointed and improved four-bedroom town house in a sought-after residential location.
- Within easy walking distance of the town centre, Theatre Severn, The Quarry Park and the Dingle Gardens.
- Spacious living room with deep bay window, separate dining room and recently re-fitted kitchen with granite worktops.
- Four bedrooms arranged over two upper floors, including an impressive principal bedroom occupying the second floor.
- Enclosed courtyard garden, one allocated parking space and additional communal visitor parking.
- Gas-fired central heating and double glazing throughout.





A well-appointed and improved four-bedroom town house, ideally situated within a short distance of the town centre and therefore conveniently placed for an excellent range of amenities including shops, bars, restaurants and Theatre Severn. The property is also within easy reach of The Quarry Park and the Dingle Gardens, providing delightful riverside walks and open green spaces.

The house is attractively presented throughout and benefits from a recently re-fitted kitchen incorporating a comprehensive range of matching cabinetry with granite worktops. Outside, there is an enclosed courtyard garden together with one allocated parking space and additional communal visitor parking. The property further benefits from gas-fired central heating and double glazing throughout.

The accommodation briefly comprises: entrance hall with cloakroom, a spacious living room with a deep bay window enjoying views along Copthorne Road, a separate dining room, and an attractive, well-appointed fitted kitchen. To the first floor are three bedrooms, with bedroom 4 also offering an ideal space as a dressing room or home office, together with a family bathroom. The second floor is devoted to the principal bedroom.

An excellent opportunity to acquire a spacious family home in a sought-after residential location, combining generous accommodation with the convenience of being within easy walking distance of the town centre and its many amenities.


BUSH


SARCASM
SERVED
DAILY











ENTRANCE HALL
8'4" x 6'2"
Window to front, stairs, door.

CLOAKROOM
3'10" x 6'2"

LIVING ROOM
12'6" x 12'10"
Box window to front, fireplace, door to:

DINING ROOM
12'5" x 10'0"

KITCHEN
12'5" x 9'0"

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 2
12'4" x 9'3"

BEDROOM 3
9'7" x 9'8"

BEDROOM 4
12'4" x 6'7"
Three double door built-in wardrobes

FAMILY BATHROOM
6'8" x 10'0"
Skylight.

From the first floor landing, STAIRCASE rises to SECOND FLOOR LANDING

BEDROOM 1
11'7" x 13'3"
Skylight

GARDENS & GROUNDS

Secluded , enclosed terrace to the rear with seating area and ornamental wall.

Allocated parking space.



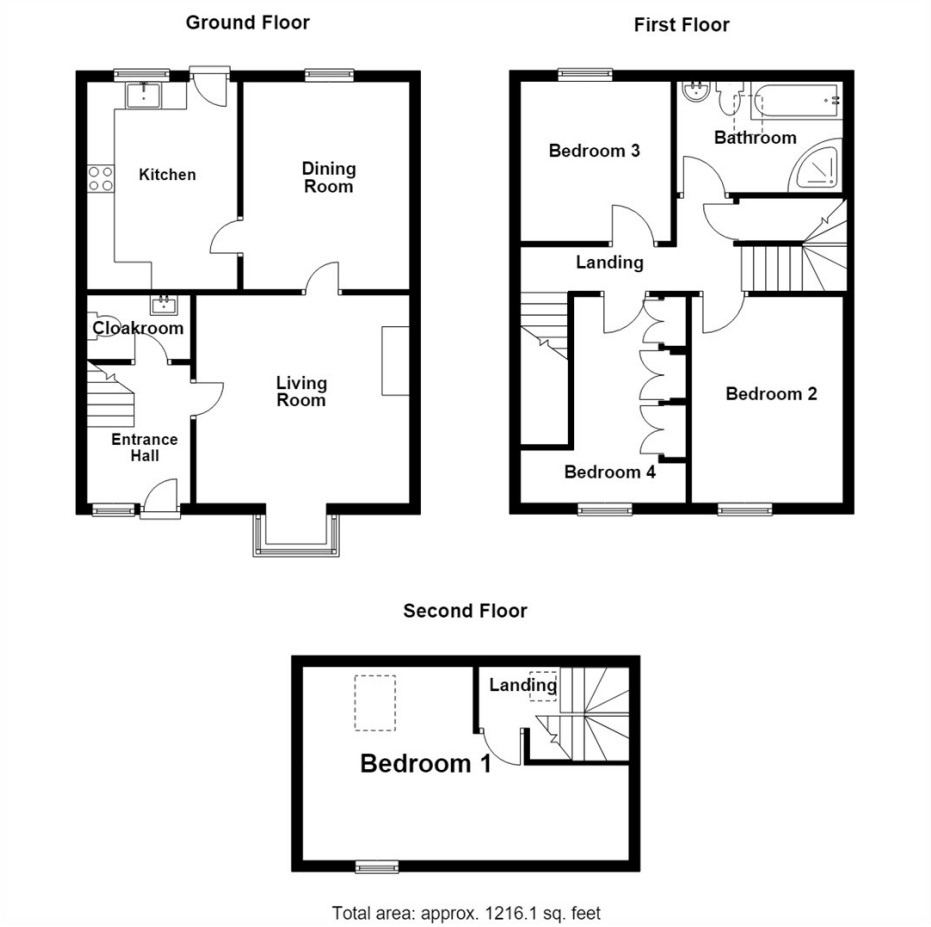






HOW TO GET THERE

From Shrewsbury, proceed over the Welsh Bridge and at the Frankwell island, take the first exit onto Copthorne Road where the property will be found after a short distance on the right hand side.



Total area: approx. 1216.1 sq. feet

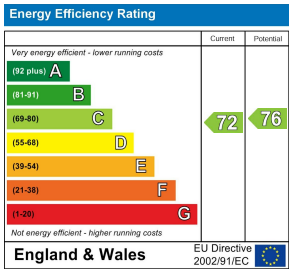
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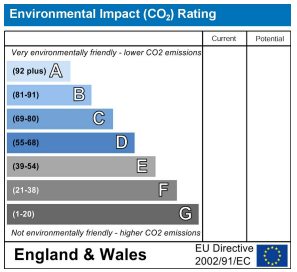
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IMPORTANT NOTICE

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. 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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