



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 Wilde Meadow, Shrewsbury, SY2 6LX

**Offers in the Region of
£230,000**

To view this property please call us on **01743 236 800** Ref: T8142/SL/KQ

A neatly kept, well appointed and well maintained modern, two bedroom townhouse.

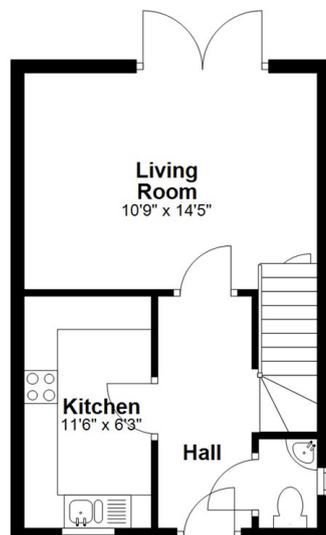
This modern two bedroom townhouse provides well planned and well proportioned accommodation and is presented to an exacting standard. Garden to the front and rear and ample parking space. The property benefits from gas fired central heating and double glazing.

The property is located on the edge of the town and enjoys access to local amenities, including bus service to the town centre, transport links with easy access to the M54 motorway, nearby countryside. Making it an ideal purchase for first time buyers, small families or investors.

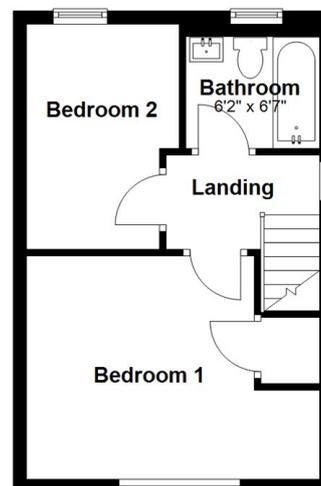


FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 647.3 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

KITCHEN

11'6" x 6'3" (3.51m x 1.91m)

Neatly appointed and fitted with a range of matching modern units with integrated appliances

LIVING ROOM

10'9" x 14'5" (3.28m x 4.39m)

A pleasant room with glazed French doors to the rear garden.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'1" x 11'2" (3.38m x 3.41m)

BEDROOM 2

11'2" x 7'6" (3.40m x 2.29m)

BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

OUTSIDE THE PROPERTY

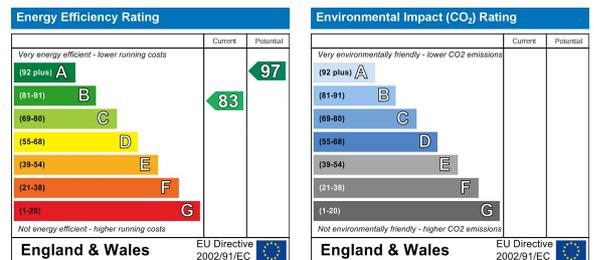
Neatly kept rear garden, laid to lawn with large paved patio area ideal for relaxing/entertaining. The garden is well enclosed on all sides with a gateway access, a key advantage of an end of terrace position.

Note: This property may be subject to additional management service charges.



HOW TO FIND THIS PROPERTY

The property is best approached from the Meole Brace island, along the Oteley Road. Continue for some distance, eventually turning right into Hendrick Crescent. Follow Hendrick Crescent round and after some distance turn 3rd right into Wilde Meadow.



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



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