



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

22 St. Julians Crescent, Shrewsbury, SY1 1UD

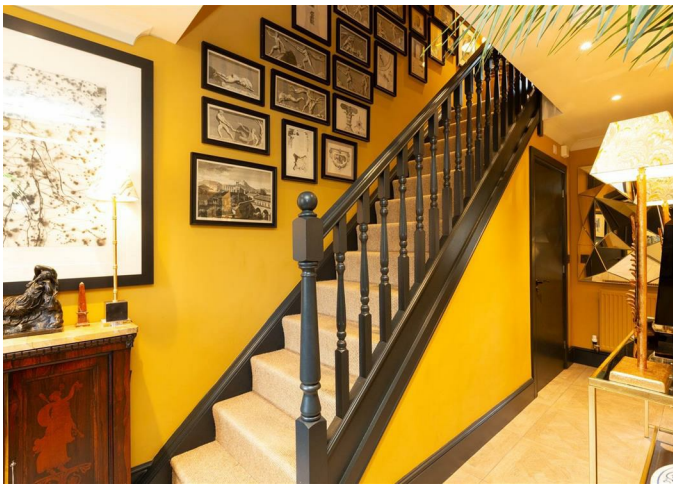
**£500,000 Guide
Price**

To view this property please call us on **01743 236 800** Ref: T7690/SL/KQ

A stunning, truly immaculate and much improved townhouse adjacent to all the major town centre thoroughfares.

This superb three bedroom townhouse provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout. The owners impeccable taste and sense of style, together with their unfaltering attention to detail and exacting standard of presentation, showcases the property to its absolute best. The property benefits from gas fired central heating, double glazing, a courtyard garden and two allocated parking spaces.

The property is well placed on the fringe of the town centre, close to all the major town centre thoroughfares, fashionable bars and restaurants, boutique style shops, theatre Severn, the Shrewsbury railway station and a short walk to the renowned Quarry Park and Dingle Gardens.



INSIDE THE PROPERTY

ENTRANCE HALL

Opening to:

DINING ROOM

10'6" x 10'6" (3.20m x 3.20m)

CLOAKROOM

Wash hand basin, wc

KITCHEN / BREAKFAST ROOM

16'7" x 10'1" (5.05m x 3.07m)

Range of matching Bespoke wall and base units

Breakfast bar

Built in AEG dishwasher, fridge freezer, hob, double oven and microwave

Opening to:

UTILITY ROOM

7'0" x 6'2" (2.13m x 1.88m)

Matching base units with sink unit

Door to courtyard garden

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

SITTING ROOM

15'9" x 10'10" (4.80m x 3.30m)

Marble chimneypiece and bespoke fitted book/ display shelving and cupboards

LIBRARY / READING ROOM

11'4" x 9'10" (3.45m x 3.00m)

BATHROOM

STAIRCASE continues to SECOND FLOOR LANDING

MASTER BEDROOM

13'7" x 10'10" (4.14m x 3.30m)

EN SUITE SHOWER ROOM

BEDROOM 2

11'0" x 9'9" (3.35m x 2.97m)

BEDROOM 3

6'9" x 6'6" (2.07m x 1.98m)

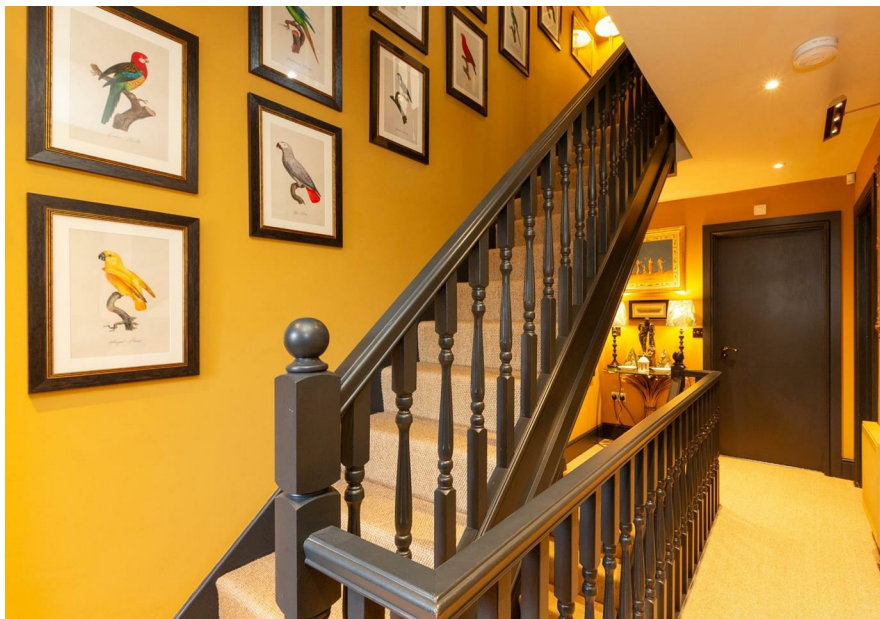
OUTSIDE THE PROPERTY

Enclosed Courtyard Garden.

Two allocated parking spaces.



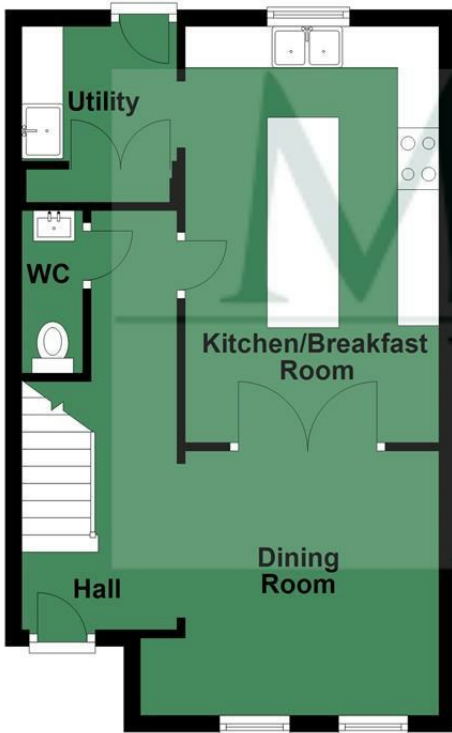




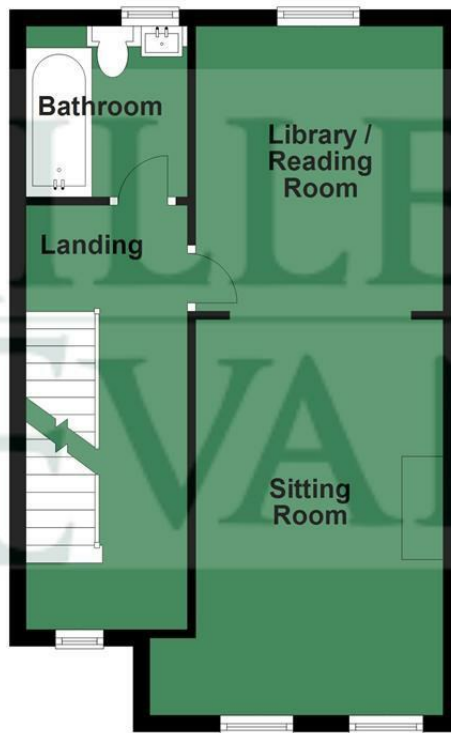


FLOOR PLANS ...

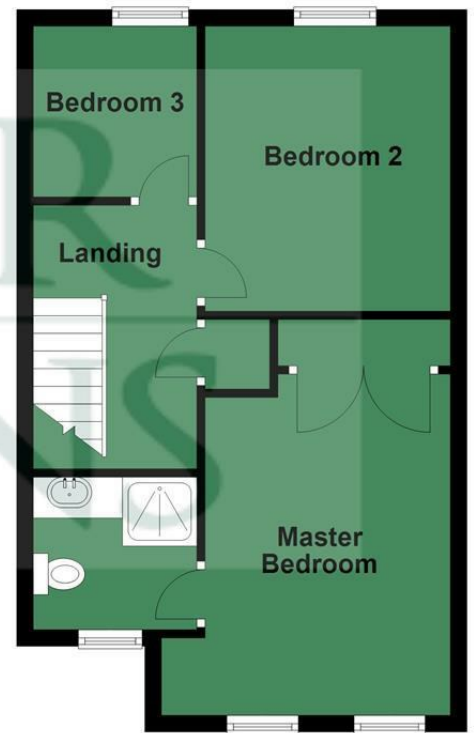
Ground Floor
Approx. 484.0 sq. feet



First Floor
Approx. 437.4 sq. feet



Second Floor
Approx. 436.8 sq. feet



Total area: approx. 1358.2 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached into the town centre over the English Bridge. Bear left onto Town Walls and turn left into Williams Way. Continue through the one-way system and proceed into St Julian's Crescent where the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

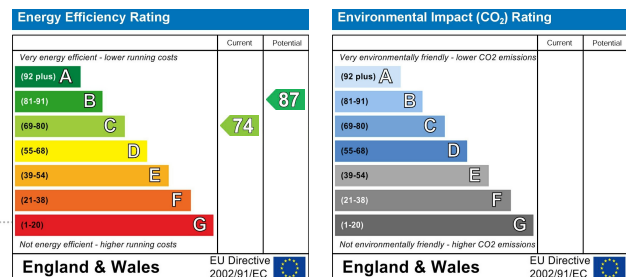
We are advised that this property is Freehold, however, the parking spaces are leasehold. This will be confirmed by the vendors' solicitors during pre-contract enquiries

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.

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: The UK's number one property website

Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk