



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

73 Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS

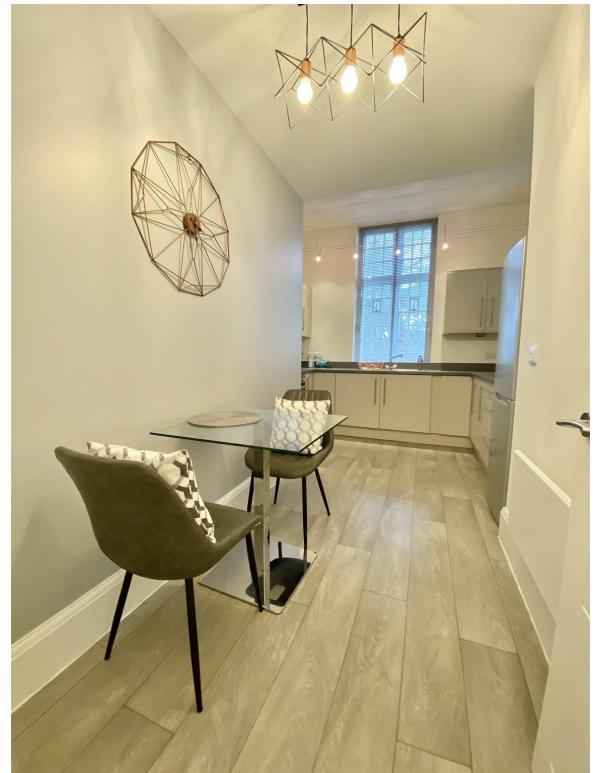
Offers in the Region
of £250,000

To view this property please call us on **01743 236 800** Ref: T8095/SL/KQ

An immaculately presented, charming first floor, two bedroom leasehold apartment.

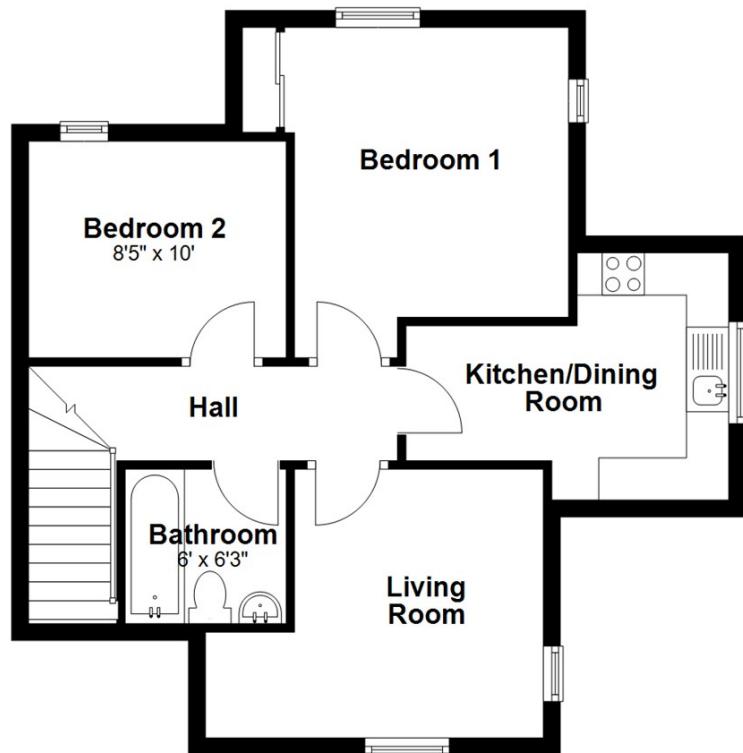
A charming two-bedroom first floor apartment forming part of an attractive and characterful listed building. The property blends period features with modern living, offering well-proportioned accommodation throughout. Highlights include an attractive living room, a well-appointed dining kitchen, and two comfortable double bedrooms together with a well-appointed bathroom. Retaining much of its original charm, the apartment benefits from high ceilings and traditional detailing.

Leighton Park is well placed in this popular and convenient residential area, close to excellent amenities including frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands. No upward chain.



Floor Plan

FLOOR PLANS



Total area: approx. 566.2 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'1" x 10'1" (3.99m x 3.07m)

KITCHEN / DINING ROOM

7'4" x 12'6" (2.24m x 3.82m)

Fitted with a range of matching modern units

Inset oven with hob and extractor hood over

BEDROOM 1

11'3" x 10'8" (3.43m x 3.24m)

Built in wardrobes with mirror fronted sliding doors

BEDROOM 2

8'5" x 10'0" (2.57m x 3.05m)

BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

OUTSIDE THE PROPERTY

There are attractive communal parkland style gardens.

Communal parking area with allocated parking space.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Continue the full length of The Mount, turning right at the traffic lights, then bearing left onto the Welshpool Road. Continue for a further short distance, turning left into Leighton Park.



SERVICES

We understand that mains water, electricity, drainage are connected. Electric heating.

TENURE

We are advised that this property is Leasehold 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.

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