Ground floor	Second floor
Kitchen 16' x 12'6" 4865mm x 3797mm	Bedroom one 12'11" x 10'8" 3926mm x 3259mm
Dining/living room 14'4" x 12'9" 4353mm x 3890mm	Bedroom two 12'2" x 10'8" 3702mm x 3259mm

Please note: due to the cottages being conversions, these are approximate di

MILLER EVANS

SHREWSBURY'S ESTATE AGENT

Plot 3, Dovecote Gardens, Whitehall Mansions, Shrewsbury, SY2 5AP

Offers in the Region of £337,500

To view this property please call us on **01743 236 800** Ref:

3 Dovecote Gardens is a charming two-bedroom cottage, boasting unique original features. The ground floor offers a generous open plan living and dining area, a spacious kitchen, a convenient WC, and a hall.

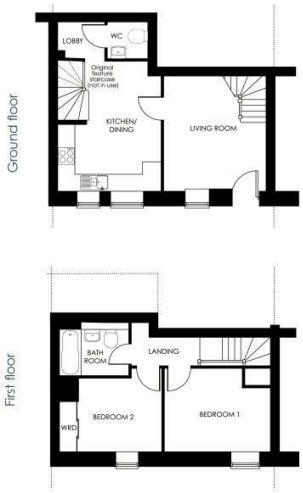
The kitchen and dining room is a real showstopper, retaining the original staircase as a feature complemented by timber framed walls and a remarkable authentic timber beam running across the ceiling. The living room benefits from a historic beam running across the centre of the ceiling and timber framed walls exposed on the largest wall to the left-hand side of the room.

Upstairs to the first floor, the landing leads to a well-appointed family bathroom and two generously sized bedrooms. Bedroom one features a vaulted ceiling with beautiful roof trusses and exposed timber beams on the wall.

This cosy home blends comfort and practicality, making it ideal for relaxed living. The layout provides both functionality and warmth, with ample space for family or guests. Perfect for those seeking character and comfort in a beautifully presented cottage setting.

Plot 3 also comes with parking for two cars.

FLOOR PLANS



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Please note: due to the cottages being conversions, these are approximate dimensions.

LIVING ROOM
14'4" x 12'9" (4.37m x 3.89m)

KITCHEN
16'0" x 12'6" (4.88m x 3.81m)

CLOAKROOM

STAIRCASE rising to FIRST FLOOR

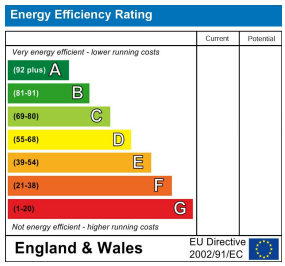
BEDROOM 1
12'11" x 10'8" (3.94m x 3.25m)

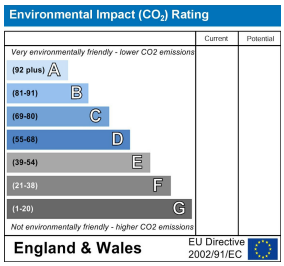
BEDROOM 2
12'2" x 10'8" (3.71m x 3.25m)

BATHROOM

HOW TO FIND THIS PROPERTY

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 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:

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.

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Tel: 01694 724700

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Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones