



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 Fletcher Place, Shrewsbury, SY1 4FH**

**£225,000 Region**

To view this property please call us on **01743 236 800** Ref: T8036/SL/KQ

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# A well planned, terraced townhouse, situated on the fringe of a convenient development with open views to the front.

This three bedroom property offers a blend of comfort and convenience, situated in a quiet well connected neighbourhood. The accommodation is arranged over three levels, on the ground floor is a spacious lounge, a modern kitchen with dining area, an inner hall with cloakroom. Three bedrooms, which include a master bedroom with en suite and family bathroom. The property benefits from gas fired central heating and double glazing.

The property is placed in an enviable position on the fringe of this conveniently placed development, close to excellent amenities including local shops and transport links and bus service to the nearby town centre.





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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

14'8" x 11'10" (4.47m x 3.61m)

### INNER HALL

### CLOAKROOM

Wash hand basin, wc

### KITCHEN / DINING ROOM

9'1" x 11'10" (2.77m x 3.61m)

Neatly appointed with a range of matching wall and base units  
Integrated oven with hob over

From the inner hall, STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM 2

8'10" x 11'10" (2.69m x 3.61m)

### BEDROOM 3

8'11" x 11'10" (2.72m x 3.61m)

### BATHROOM

Panelled bath

Wash hand basin, wc

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

### MASTER BEDROOM

12'10" x 8'11" (3.91m x 2.72m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

## OUTSIDE THE PROPERTY

Shallow forecourt to the front with allocated parking space for two cars.

There is a pleasant rear garden ideal for outdoor entertaining and relaxation.







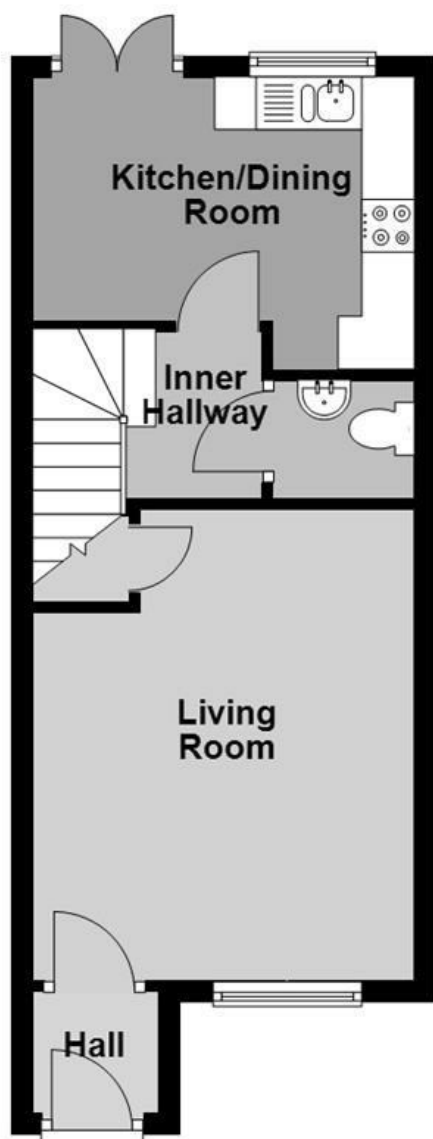




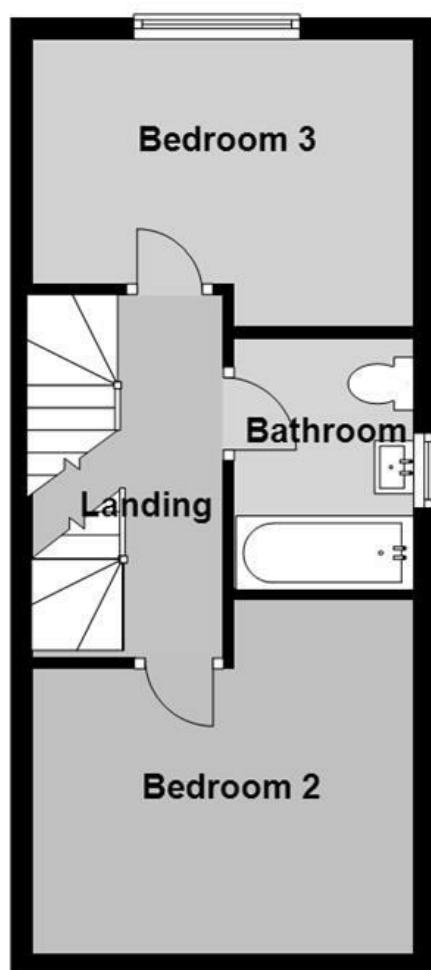
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## FLOOR PLANS ...

**Ground Floor**



**First Floor**



**Second Floor**

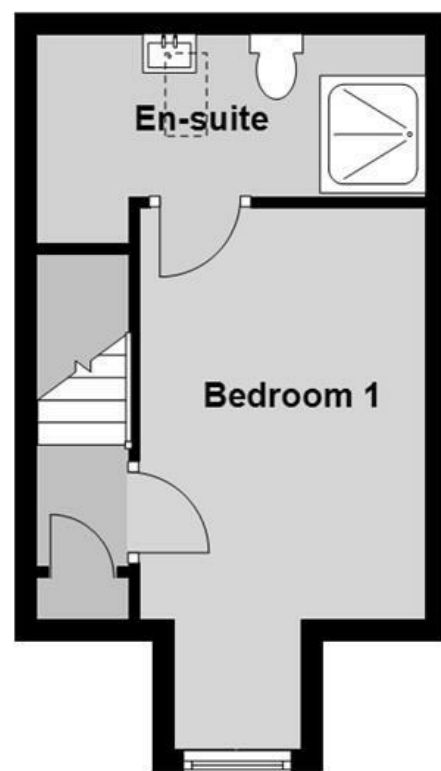


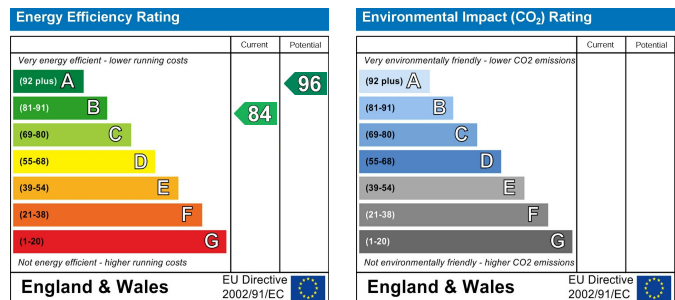
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached along the A49 north, Whitchurch Road to Battlefield. Proceed through the traffic lights and continue for a further distance, turning right into Shillingston Drive. Continue for some distance, turning left into Rondel Street. At the T Junction, turn right and continue to a further T Junction, turn left into Lancer Road and first right into Fletcher Place.

## 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: C

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:



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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