



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Coton Manor, Berwick Road, Shrewsbury, SY1 2LT

£65,000 Region

To view this property please call us on **01743 236 800** Ref: T7886/SL/KQ

A spacious one bedroom apartment situated on the 3rd floor of this landmark building.

This one bedroom, third floor apartment provides well proportioned accommodation and benefits from electric night storage heating, double glazing and superb open views.

The property is well placed within easy reach of the nearby town centre with all the major town centre thoroughfares, the Theatre Severn and Shrewsbury railway station. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

Note: Applicants should note that the building is non-traditional construction and as such we recommend arranging suitable finance before viewing. (Our own recommended mortgage advisers are available to help)



FLOOR PLANS

Floor Plan
Approx. 480.3 sq. feet



Total area: approx. 480.3 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

15'0" x 11'0" (4.57m x 3.35m)

Picture window enjoying views of the garden and neighbouring countryside towards the West Midland showground

KITCHEN

13'5" x 6'8" (4.09m x 2.03m)

Fitted with a range of units
Window enjoying open outlooks

BEDROOM

11'8" x 11'3" (3.56m x 3.44m)

Range of built in wardrobes
Window enjoying open outlook

BATHROOM

Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

Generous communal parking area

Attractive landscaped well stocked and established gardens and grounds.

GARAGE



