



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**37 Bishop Street, Shrewsbury, SY2 5HB**

**£375,000 Region**

To view this property please call us on **01743 236 800** Ref: T6922/SF/KQ

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# A mature, much improved three bedroom, semi- detached family residence.

This well presented and well proportioned three bedroom, semi-detached period property, has been recently renovated and refurbished throughout including a new roof, a recently fitted bespoke kitchen with integrated appliances, original feature fireplaces, sash windows, newly installed Worcester combination boiler.

The property is situated in this popular, favoured and highly desirable Conservation area, well placed within reach of excellent schools, the nearby town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.





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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### CLOAKROOM

6'0" x 2'4" (1.82m x 0.70m)  
Wash hand basin, wc

#### SITTING ROOM

11'0" x 13'3" (3.35m x 4.04m)  
Bay window to the front  
Stone feature fireplace

#### DINING ROOM

12'5" x 11'0" (3.78m x 3.35m)  
Cast iron feature fireplace

#### KITCHEN / BREAKFAST ROOM

14'7" x 10'3" (4.45m x 3.12m)  
Newly fitted Bespoke kitchen with polar white quartz worktops  
Integrated double oven/grill, dishwasher, fridge freezer

### CONSERVATORY

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING

#### BEDROOM 1

11'0" x 16'7" (3.35m x 5.05m)  
Cast iron feature fireplace

#### BEDROOM 2

12'5" x 11'0" (3.78m x 3.35m)  
Cast iron feature fireplace

#### BEDROOM 3

7'10" x 9'8" (2.40m x 2.95m)

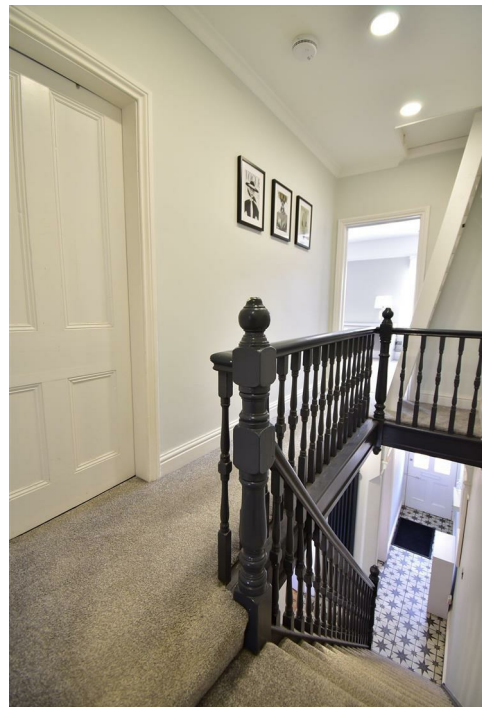
### BATHROOM

Panelled bath with shower over  
Wash hand basin, wc

### OUTSIDE THE PROPERTY

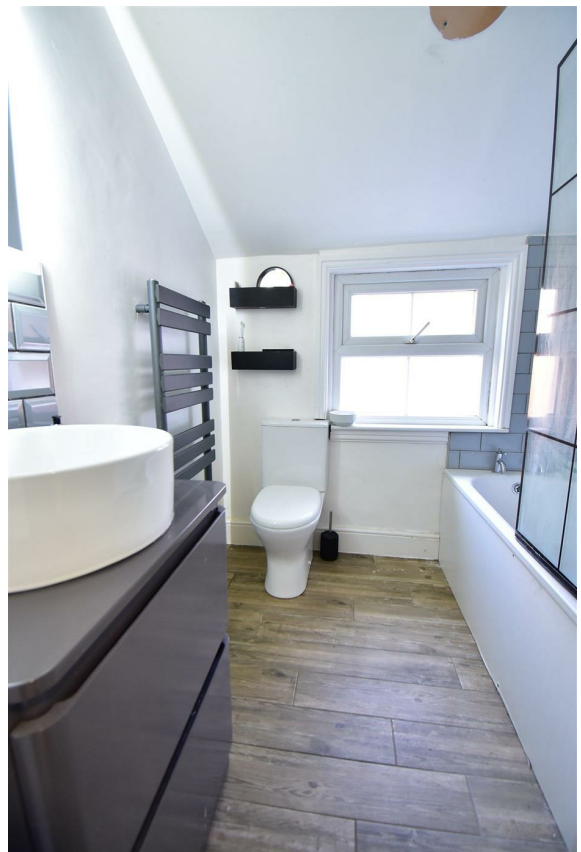
The property is set back from the road by an ornamental dwarf brick wall with Minton tiled pathway leading to the reception area, neatly landscaped front forecourt with decorative specimen trees. A shared pathway leads to the side of the property with access to the rear.

Enclosed REAR GARDEN laid to lawn with paved patio area to the side of the conservatory. Raised floral and shrubbery borders, further raised paved patio area and garden shed. The whole enclosed by closely boarded wooden fencing.













## FLOOR PLANS ...

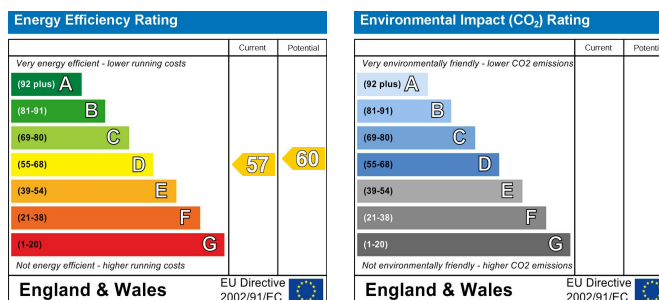


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Proceed through the traffic lighting, turning left onto Bell Lane. Continue for a further distance, eventually turning left onto Bishops Street, where the property will be found on the right 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 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

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:



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

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4 The Square, Church Stretton SY6 6DA

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