



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

37 Bishop Street, Shrewsbury, SY2 5HB

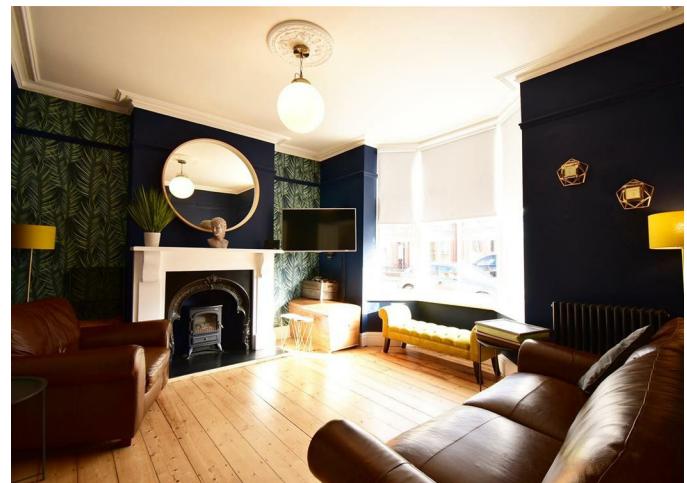
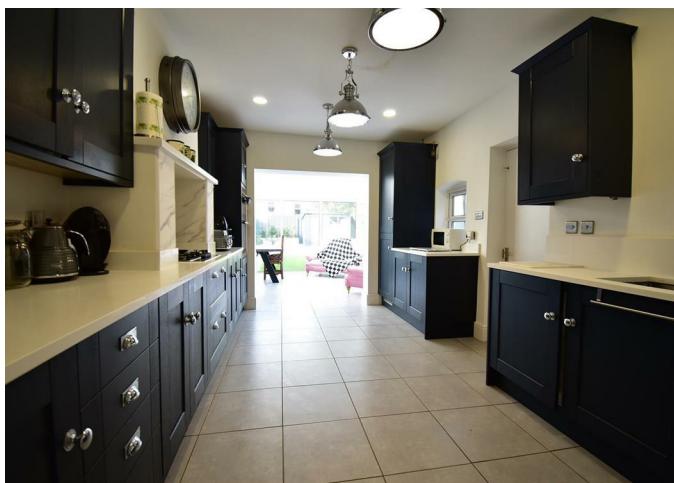
£375,000 Region

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

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 bypass with M54 link to the West Midlands.



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

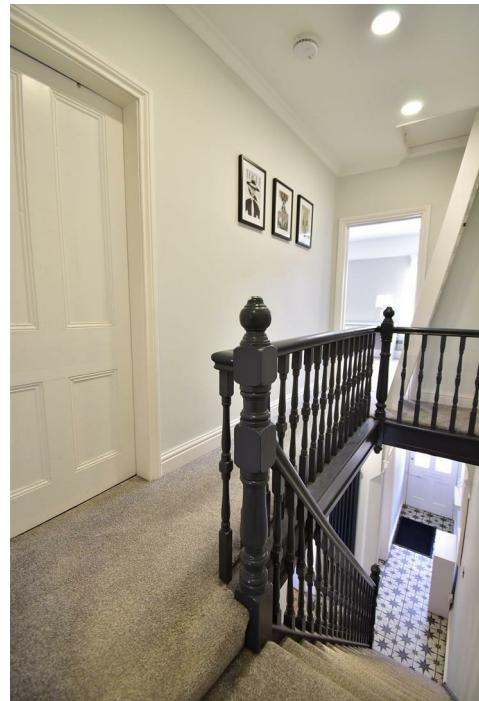
Panelled bath with shower over

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.



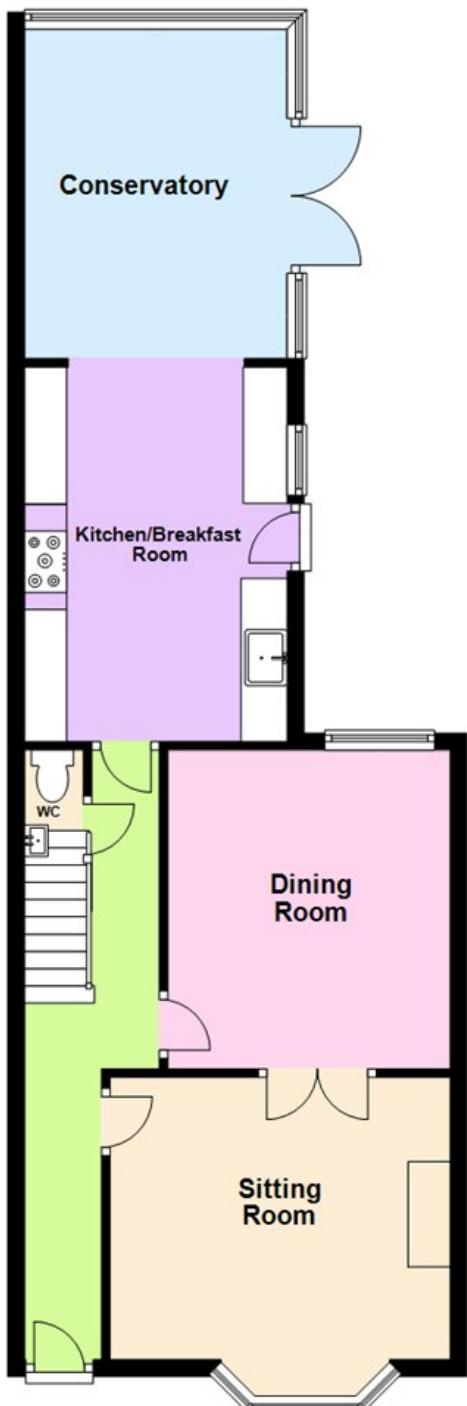






FLOOR PLANS ...

Ground Floor



First Floor

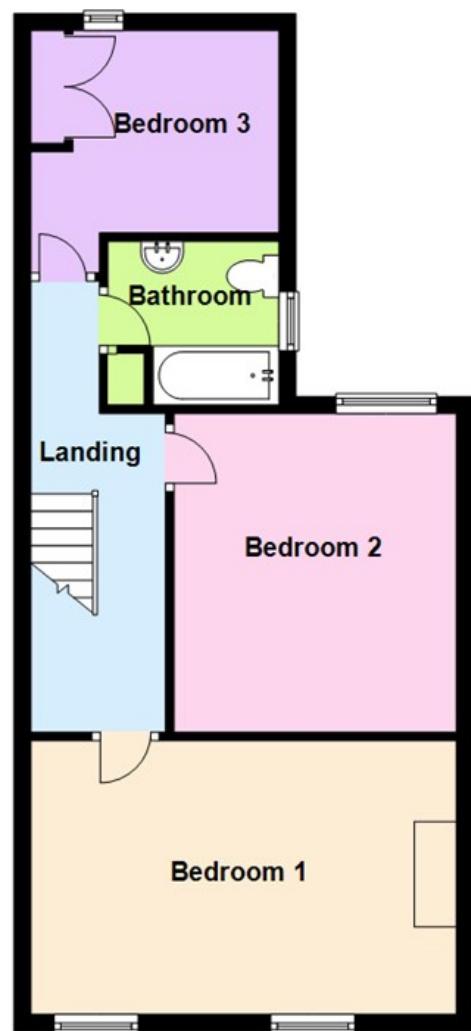
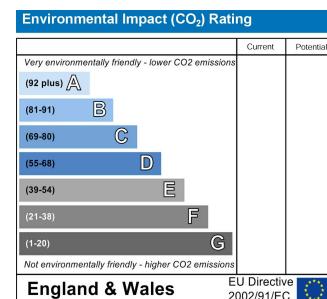
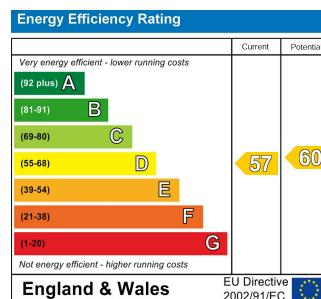


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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:



The UK's number one property website

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
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



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