



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6B Chester Street, Shrewsbury SY1 1NX

**£175,000 Asking
Price**

To view this property please call us on **01743 236 800** Ref: T6932/SF/MU

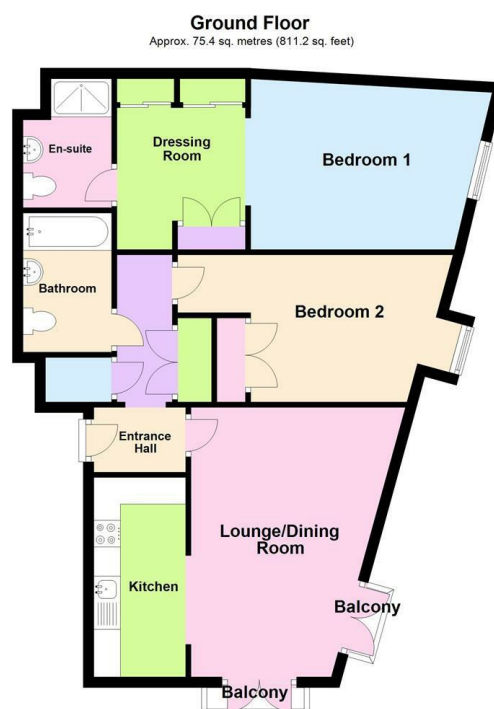
An immaculately presented, modern, second floor town centre apartment.

This well appointed, modern second floor town centre apartment has rooms of pleasing dimensions and comprises : entrance hall, living room, kitchen, master bedroom with en suite shower room and dressing area, fitted wardrobes, second bedroom and principal bathroom. Gas-fired central heating and double glazing. Secure allocated parking space.

The property is conveniently situated in a town centre location within walking distance of major thoroughfares, the railway station and bus station, local schools, Shrewsbury College and the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 75.4 sq. metres (811.2 sq. feet)

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

INSIDE THE PROPERTY

COMMUNAL ENTRANCE HALL

With staircase leading to :

ENTRANCE HALL

4'0" x 5'8" (1.22m x 1.73m)

With storage cupboards.

LOUNGE/DINING ROOM

16'8" x 13'4" (5.07m x 4.06m)

With 2 Juliet balconies

BALCONY

1'4" x 6'0" (0.40m x 1.83m)

BALCONY

4'1" x 1'3" (1.25m x 0.39m)

KITCHEN

12'4" x 5'8" (3.75m x 1.73m)

Fitted with a range of matching modern kitchen units with integrate appliances

BEDROOM 1

10'1" x 13'9" (3.08m x 4.18m)

DRESSING ROOM

10'6" x 8'1" (3.21m x 2.46m)

Built in fitted wardrobes

EN SUITE SHOWER ROOM

5'5" x 5'6" (1.65m x 1.67m)

Shower cubicle

WC low type flush

Pedestal wash hand basin

BEDROOM 2

9'1" x 11'11" (2.77m x 3.64m)

Built in double wardrobe

BATHROOM

8'7" x 5'6" (2.62m x 1.67m)

Fitted with a white suite comprising panelled bath with shower over

WC low type flush

Pedestal wash hand basin.

OUTSIDE THE PROPERTY

Secure allocated parking space with communal seating area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road to the traffic lights where the property will be situated after a short distance on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Leasehold 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:



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Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

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