



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Dorset Street, Shrewsbury, SY1 2JB

£375,000 Region

To view this property please call us on **01743 236 800** Ref: T7009/SF/KQ

A truly charming terraced three bedroom Georgian town house.

ON LINE VIEWING - This well-appointed and well maintained, three-bedroom Georgian townhouse laid out over four storeys has been refurbished and redecorated to a high standard throughout with the benefits of gas fired central heating, large conservatory and well-established south-facing courtyard garden which enjoys views of the River Severn.

The property is situated within this popular conservation area within walking distance of the town centre via the River Severn, to all its amenities, shopping thoroughfares and transport facilities.



INSIDE THE PROPERTY

ENTRANCE HALL

SITTING ROOM / OFFICE

11'10" x 11'6"

Built in log burner stove
Sash window to the front

LIVING ROOM

17'1" x 11'10" (5.21m x 3.61m)

Slate and cast iron open fire surround
Sash windows to the rear garden and river severn

STAIRCASE leading down to GROUND FLOOR HALL with walk in understairs larder

KITCHEN / BREAKFAST ROOM

17'1" x 12'2" (5.21m x 3.71m)

Feature chimney breast with exposed brickwork and cast iron
Clearview wood burner with slate hearth inset
Sink unit with tiled work surface
Fitted shelving
Space and plumbing for white goods

CONSERVATORY

16'9" x 9'02" (5.11m x 2.79m)

Timber framed glazed elevations and roof
Slate paved flooring
Door to sun terrace and rear garden

CELLAR / UTILITY

11'10" x 10'10" (3.61m x 3.30m)

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'10" x 10'10" (3.61m x 3.30m)

Built in double wardrobes
Window with superb views to the rear towards the River Severn

BEDROOM 2

11'10" x 10'10" (3.61m x 3.30m)

Built in double wardrobes

BATHROOM

Newly fitted suite comprising;
Panelled bath with shower over
Wash hand basin, wc
Tiled surround

From the landing a doorway leads to STAIRCASE rising to:

BEDROOM 3

15'9" x 12'2" (4.80m x 3.71m)

Exposed beams
Access to eaves storage
Double glazed Velux window

OUTSIDE THE PROPERTY

The property is approached over dwarf brick wall with wrought iron railings with a paved quarry tiled path leading to the reception area, flanked by low maintenance gravelled garden with floral pots and hedging.

There is an attractive, private south facing rear garden with a block paved patio with well established floral and shrubbery borders. The whole enclosed by stone wall with a paved pathway leading to rear garden with a shared terraced dining area and gated access to the River.







FLOOR PLANS ...



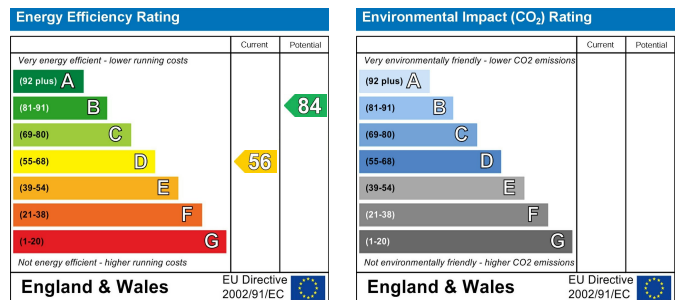
Total area: approx. 142.0 sq. metres (1536.8 sq. feet)

We accept no responsibility for any mistakes or inaccuracies contained within this floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations and will provide as a guide only and not an exact representation of the property. Plans produced using The Metric Agent.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road. Proceed under the railway bridge onto Howard Street. Continue onto The Dana and onto Victoria Street, where the property will be found on the corner of Dorset Street and Benyon Street, 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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