



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

23 Ellesmere Road, Shrewsbury SY1 2PT

£160,000 Region

To view this property please call us on **01743 236 800** Ref: T6837/SF/MU

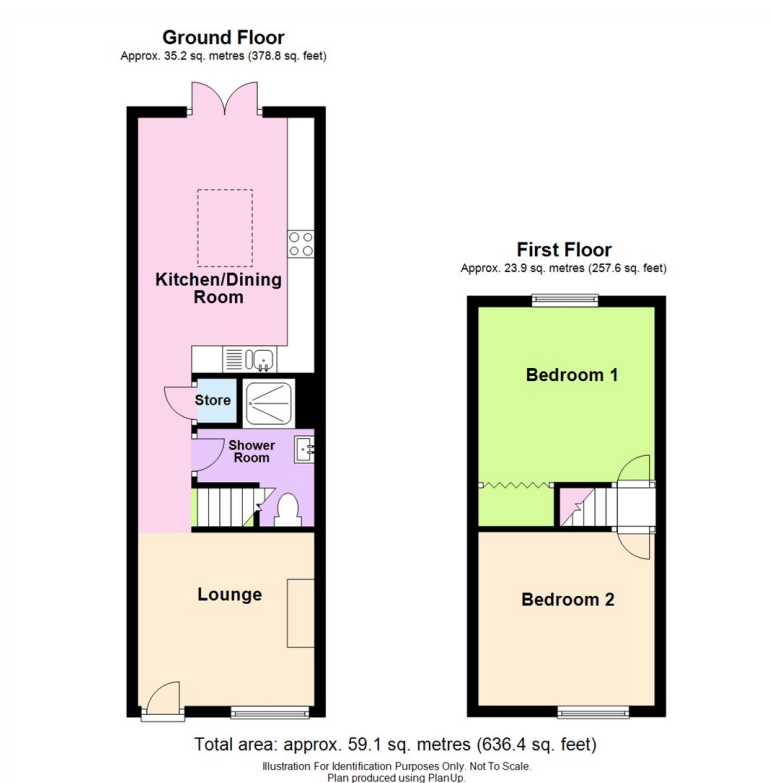
A well appointed and recently modernised, 2 bedroomed mid terraced house.

This well maintained and neatly presented, 2 bedroomed mid terraced property has been recently refurbished and decorated throughout and benefits from a rear extension providing open plan kitchen/diner, new shower room, double glazed windows and gas-fired central heating.

The property is situated in a popular and convenient residential area on the north side of Shrewsbury within easy reach of local amenities, within walking distance of the town centre and major thoroughfares, the railway station and also within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

LOUNGE

10'6" x 10'8" (3.20m x 3.25m)

With log burning stove

SHOWER ROOM

8'11" x 3'4" (2.73m x 1.02m)

Square shower cubicle

wc low type flush

Vanity unit with inset wash hand basin.

KITCHEN/DINING ROOM

24'8" x 3'3" (7.53m x 0.99m)

Fitted with a range of matching units with integrated appliances

French doors leading to rear garden.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

13'3" x 10'8" (4.04m x 3.25m)

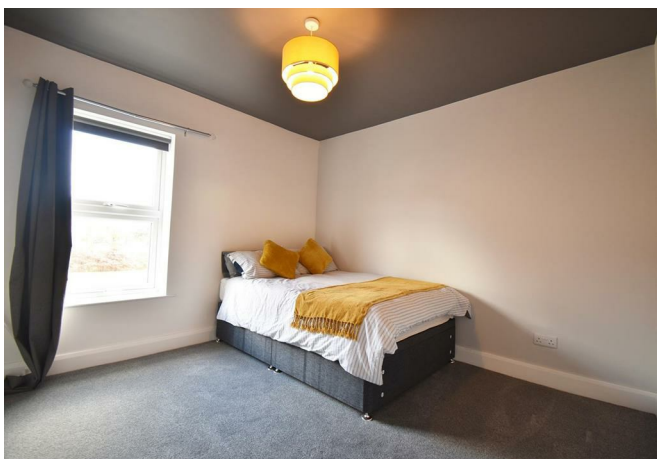
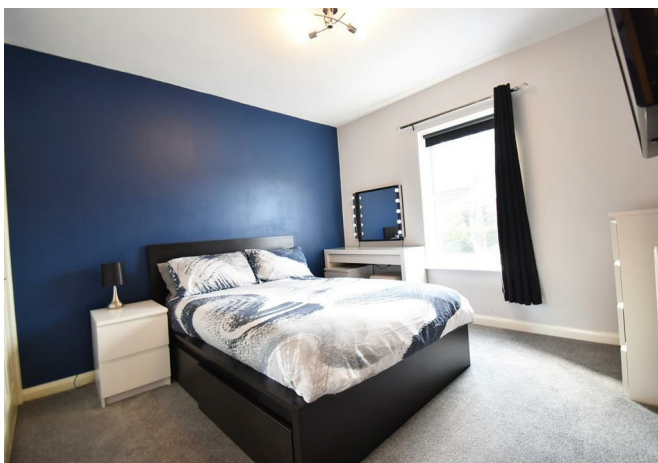
Built in double wardrobes.

BEDROOM 2

10'7" x 10'8" (3.23m x 3.25m)

OUTSIDE THE PROPERTY

To the rear of the property is a wooden decked seating area with stairs leading down to a landscaped REAR GARDEN. Paved path leading to a large garden shed flanked by garden laid to lawn, raised vegetable and floral beds. The whole enclosed by closely boarded wooden fencing.

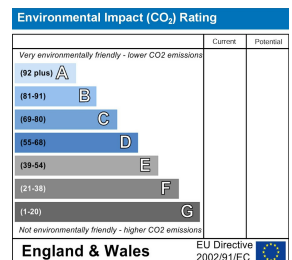
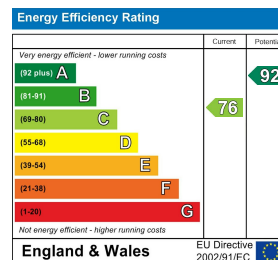


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road and up Coton Hill. Proceed over the mini roundabout and continue for a further distance where the property will be found on the left 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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