



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 St Julians Mews, Williams Way, Shrewsbury, SY1 1AD £185,000 Region

To view this property please call us on **01743 236 800** Ref: T6972/SF/KQ

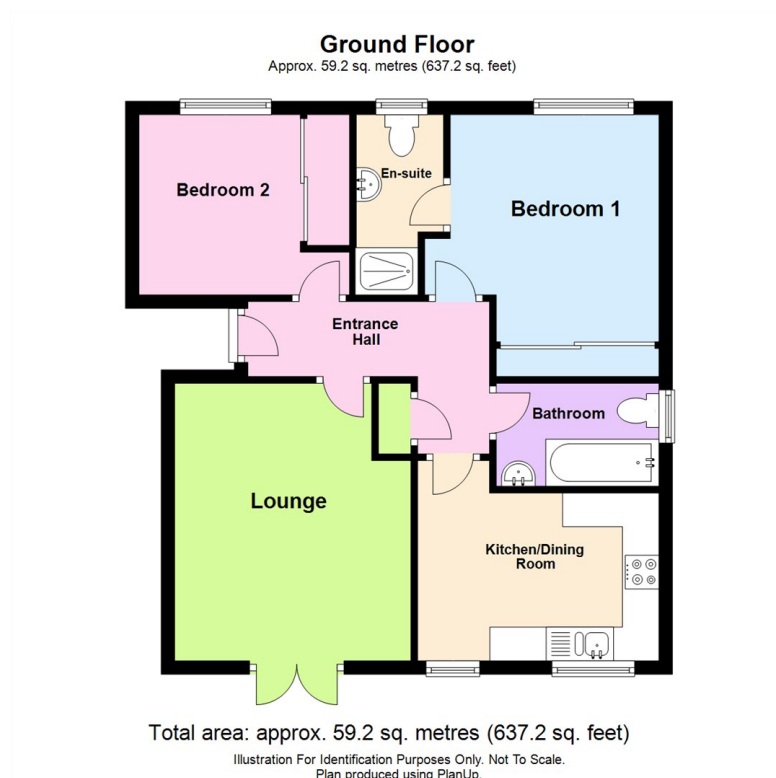
An immaculately presented, two bedroom ground floor apartment.

This immaculately presented, two bedroom ground floor apartment benefits from gas fired central heating, double glazing and a secure gated parking area with an allocated parking space.

The property is conveniently situated in this enviable town centre location, within walking distance of the nearby town centre with all its major shopping and transport facilities.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

7'5" x 3'6" (2.26m x 1.07m)

KITCHEN / DINING ROOM

6'7" x 11'9" (2.00m x 3.58m)

Neatly fitted kitchen with a range of matching modern units with integrated appliances

LOUNGE

14'0" x 11'6" (4.27m x 3.50m)

Electric fire with double doors to paved patio

BEDROOM 1

12'9" x 11'5" (3.89m x 3.48m)

Built in full length wardrobe with sliding doors

EN SUITE SHOWER ROOM

8'9" x 4'3" (2.67m x 1.29m)

Corner shower cubicle

Wash hand basin, wc

BEDROOM 2

9'3" x 10'3" (2.82m x 3.12m)

Built in double wardrobe with sliding doors

BATHROOM

5'5" x 7'11" (1.65m x 2.41m)

Neatly appointed bathroom

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a paved patio terraced area, gated private parking with one allocated parking space.

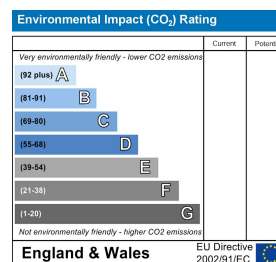
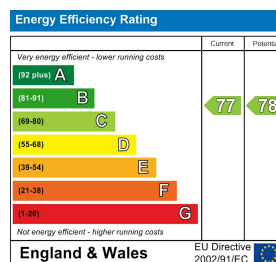


HOW TO FIND THIS PROPERTY

The property is best approached into Shrewsbury over the English Bridge. Turn left at the bottom of Wyle Cop onto Beeches Lane. Turn left again into Williams Way, bear to the left 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 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:



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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