



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 St. Michaels Gate, Shrewsbury, SY1 2HL

£300,000

To view this property please call us on **01743 236 800** Ref: T8136/SL/KQ

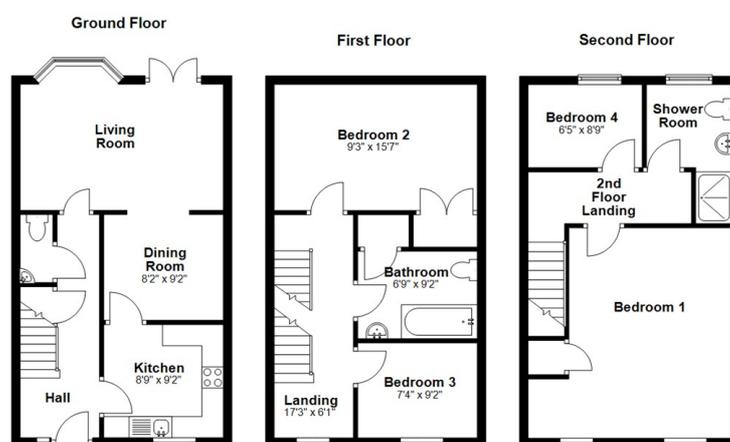
A generously proportioned four bedroom townhouse with accommodation arranged over three floors.

This four bedroom property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property is well placed on this established residential development, situated in a fringe of town location in easy reach of excellent amenities including the Shrewsbury railway station, many fashionable bars and restaurants, boutique style shops, the Theatre Severn, together with Quarry Park and Dingle Gardens.



FLOOR PLANS



Total area: approx. 1270.6 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

9'9" x 15'7" (2.97m x 4.75m)

A pleasant room with bay window

Glazed French doors to the rear garden

DINING ROOM

8'2" x 9'2" (2.49m x 2.79m)

KITCHEN

8'9" x 9'2" (2.67m x 2.79m)

Fitted with a range of matching modern units

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 2

9'3" x 15'7" (2.82m x 4.75m)

A good sized bedroom with double door built in wardrobe

Window overlooking the garden

BEDROOM 3

7'4" x 9'2" (2.24m x 2.79m)

Window to the front

BATHROOM

Panelled bath

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 1

16'3" x 15'7" (4.95m x 4.75m)

Two windows to the front

Built in store cupboard

BEDROOM 4

6'5" x 8'9" (1.96m x 2.66m)

Window overlooking the garden

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is an open-plan forecourt to the front which is laid to lawn with a paved area providing parking and serving the reception area.

To the rear is a garden with a paved patio and terrace ideal for outside entertaining, alfresco dining etc. and lawn. The whole is well enclosed by closely boarded wooden fencing.

Please Note: This property may be subject to additional management services charges.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along St Michaels Street. After a short distance, turn right into St Michaels Gate. Continue for a further distance, where the property will be found on the left hand side.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(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	86
(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 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

Council Tax Band: D

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. Images may have been enhanced.

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:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
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Church Stretton SY6 6DA
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