



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

44 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FW

£147,000 Region

To view this property please call us on **01743 236 800** Ref: T7936/SL/lrd

A truly immaculate and well appointed first floor one bedroom leasehold apartment, situated on a conveniently placed and established residential development on the Western fringe of Shrewsbury.

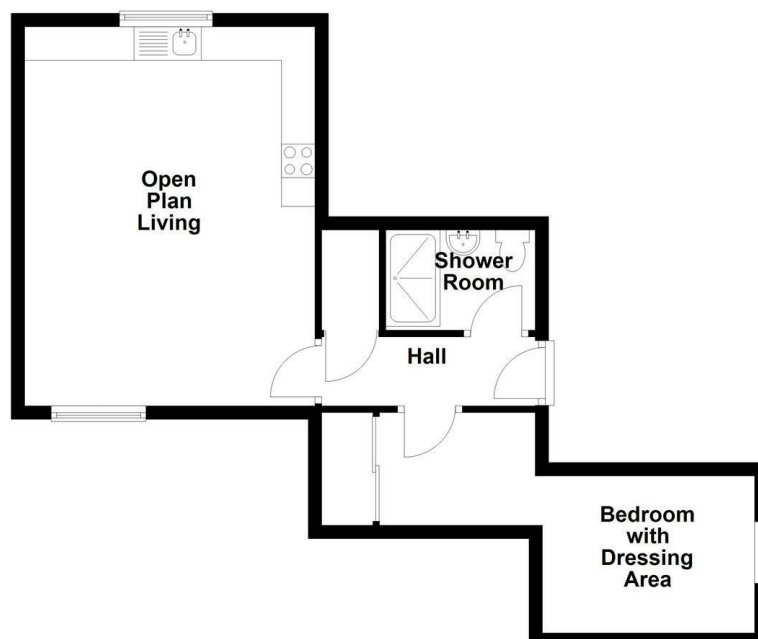
This first floor apartment provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented to an exacting standard. The accommodation benefits from full central heating and briefly comprises: entrance hall, open plan living and kitchen, one bedroom with dressing room and shower room. Communal gardens and allocated parking space.

The property occupies an enviable position on this popular established residential development, situated on the Western fringe of Shrewsbury. Well placed within reach of excellent amenities, shops, schools, the Royal Shrewsbury Hospital, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass with ease of access onto the M54 motorway link to the West Midlands.



FLOOR PLANS

Ground Floor



Total area: approx. 495.1 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

OPEN PLAN LIVING AND KITCHEN

18'6" x 14'2" (5.64m x 4.32m)

Open plan living space with a kitchen which is neatly appointed and fitted with a range of matching units

BEDROOM WITH DRESSING ROOM

3'1" x 21'2" (0.94m x 6.44m)

Window to the side

Built in wardrobe

SHOWER ROOM

Large walk in shower

Wash hand basin

Low flush WC

OUTSIDE THE PROPERTY

Communal gardens and grounds and allocated parking space.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount and continue to the traffic lights. Proceed on the A458 Welshpool Road and at the first mini island, turn left into Somerby Drive. Continue along Somerby Drive eventually turning right into The Furlongs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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

Council Tax Band: B

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:



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

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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