



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 Allerton Road, Shrewsbury, SY1 4QQ

£210,000 Offers

To view this property please call us on **01743 236 800** Ref: T7455/SL/KQ

A truly immaculate and well maintained, mature three bedroom family house.

This three bedroom end of terrace property provides well planned and well proportioned accommodation throughout and is presented to an exacting standard by the current owners and benefits from gas fired central heating, double glazing and a wood burning stove.

The property is situated in a popular and convenient location on the northern outskirts of the town, close to excellent local amenities, including shops and schools and on a frequent bus service to the nearby town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE

17'4" x 10'9" (5.3m x 3.3m)

Log burner set to an attractive surround with wooden mantel over.

DINING AREA

8'2" x 6'10" (2.5m x 2.1m)

KITCHEN

11'9" x 6'10" (3.6m x 2.1m)

Fitted with a range of matching wall and base units with five burner hob

UTILITY ROOM

6'6" x 5'6" (2m x 1.7m)

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

12'1" x 10'2" (3.7m x 3.1m)

Built in wardrobe

BEDROOM 2

10'9" x 9'6" (3.3m x 2.9m)

Built in wardrobe

BEDROOM 3

8'2" x 7'10" (2.5m x 2.4m)

Built in wardrobe

BATHROOM

White suite comprising bath, wash hand basin

SEPARATE WC

OUTSIDE THE PROPERTY

The property is set back from the road by a neatly kept open-plan forecourt with a paved pathway extending to the side and serving the reception area to the front.

There is a particularly good sized REAR GARDEN with a paved patio extending the width of the property and an extensive and neatly kept lawn with concrete sectional garden store with power and lighting supply.

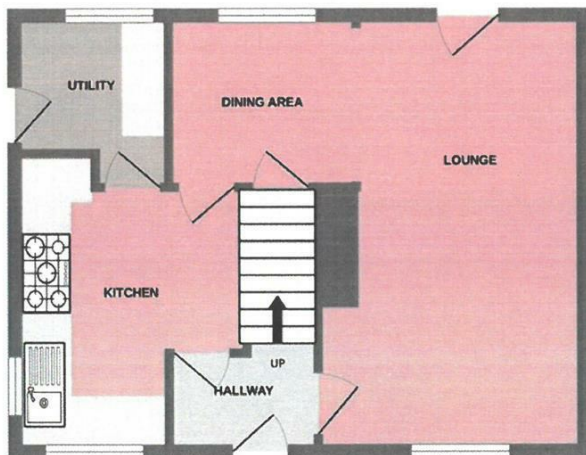




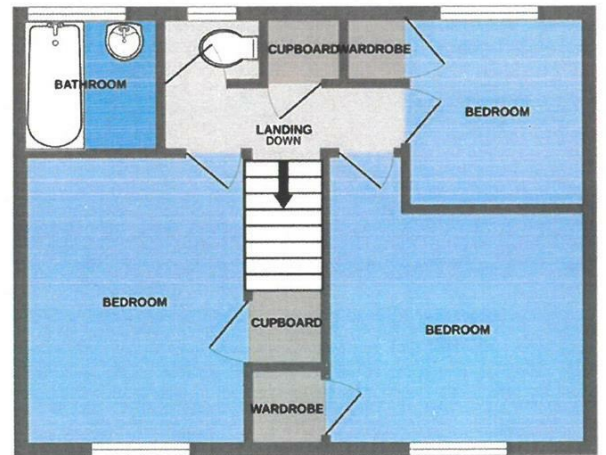


FLOOR PLANS ...

GROUND FLOOR



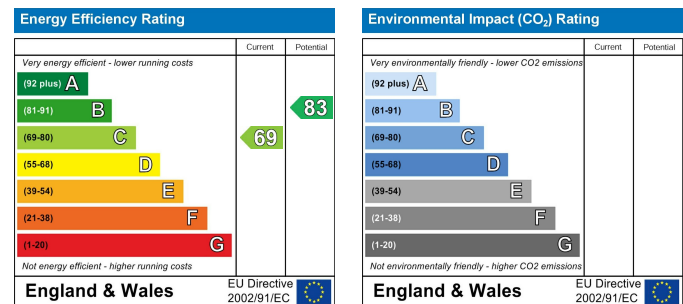
1ST FLOOR



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate onto St Michaels Street. Proceed to the Heathgates Island, taking the second exit onto Sundorne Road. Proceed for some distance, eventually turning left into Moston Road. Turn right onto Allerton Road, where the property will be found.

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

Council Tax Band:

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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