



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**25a Castle Mews, Castle Street, Shrewsbury SY1 2BQ**

**£425,000 Offers**

To view this property please call us on **01743 236 800** Ref: T7309/SL/MU



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# A truly stunning town centre Mews House with a private walled garden, offering a quiet and peaceful oasis, yet adjacent to the major town centre thoroughfares.

The property is presented throughout to an exacting standard and offers spacious and light filled accommodation with rooms of pleasing dimensions.

Well placed in a quiet town centre location which strikes the balance of peace and quiet, but still close to the hustle and bustle of the nearby town centre with High Street shops and independent boutiques, a range of dining options and within easy reach of the Theatre Severn and the renowned Quarry Park and Dingle gardens.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

With door to :

### RECEPTION HALL

7'7" x 5'6" (2.32m x 1.67m)

### SITTING ROOM/SNUG

14'5" x 12'0" (4.39m x 3.66m)

With window and French doors opening onto the private garden to the rear.

### INNER HALLWAY

With French doors opening onto the garden.

### BEDROOM 1

9'9" x 10'0" (2.98m x 3.05m)

Well appointed with a large built in storage cupboard and a range of bespoke built in bedroom furniture.

### BEDROOM 2

10'8" x 9'11" (3.25m x 3.02m)

### LUXURY BATHROOM

With panelled bath with shower

Hand basin

WC

### SEPARATE SHOWER ROOM

With large walk in shower

WC

Hand basin.

From the inner hall a STAIRCASE rises to:

### OPEN PLAN LIVING AREA

20'3" x 28'6" (6.17m x 8.69m)

SPACIOUS OPEN PLAN LIVING AREA with a KITCHEN which is neatly appointed and fitted with a range of matching units and large window opening onto and overlooking the private garden.

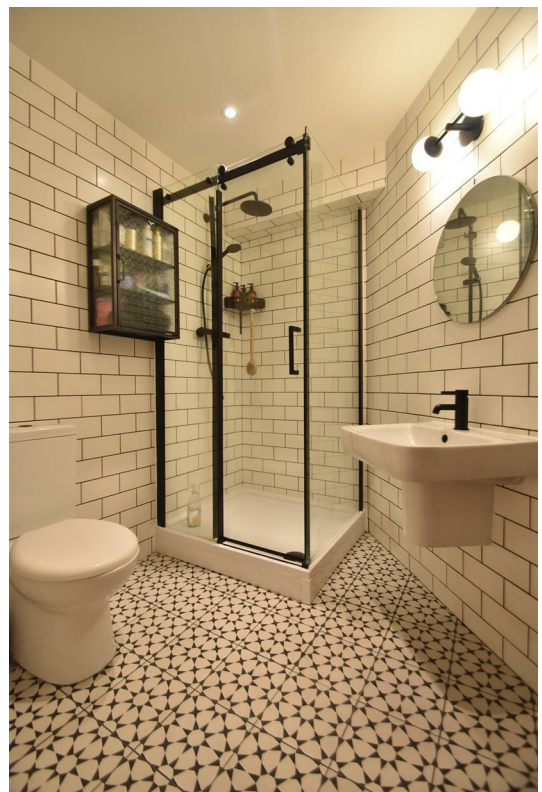
### OUTSIDE THE PROPERTY

There is a fully enclosed WALLED GARDEN with gateway access to an enclosed parking area with parking. The current owner has the benefit of a short term licence to park one car in the adjoining gated car park. Whilst this license is not transferable, the owner of the car park may be willing to grant a new license on similar terms to whoever purchase the property.

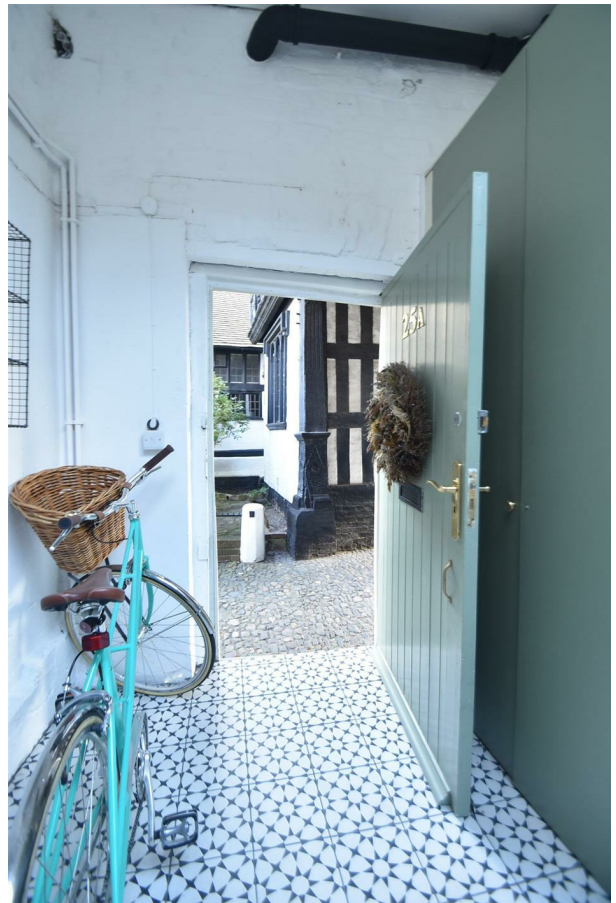




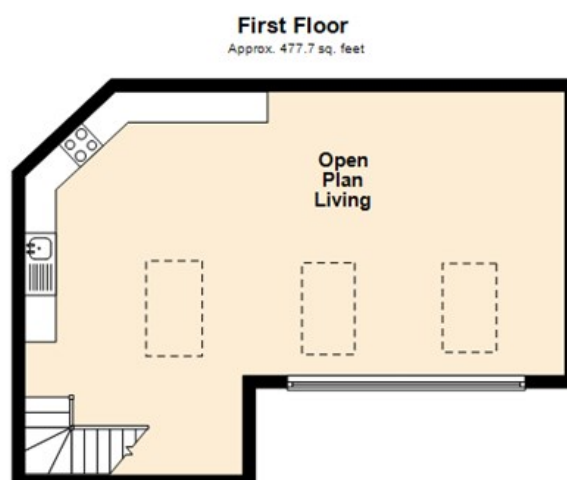








## FLOOR PLANS ...



Total area: approx. 1266.4 sq. feet

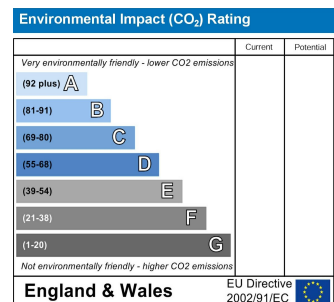
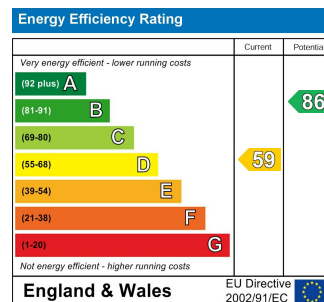
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

The property is best approached into Shrewsbury past the Train Station along Castle Street. Proceed past The Castle and the entrance to 25a 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:



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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