



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**66 Percy Street, Shrewsbury, SY1 2QG**

**£300,000 Region**

To view this property please call us on **01743 236 800** Ref: T7992/SL/KQ



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# A particularly well appointed, much improved and well maintained, three bedroom family house.

This three bedroom terraced house has been much improved and is presented throughout by an exacting standard to provide well planned and comfortable family accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing.

The property is well placed in this popular and convenient residential area, close to excellent amenities including local shops, popular schools, the nearby town centre with its many fashionable bars and restaurants, Theatre Severn and the Quarry Park and Dingle Gardens. The property is also ideally placed within reach of the Shrewsbury by-pass with M54 motorway link.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### LIVING ROOM

11'8" x 11'10" (3.56m x 3.60m)

Solid oak waxed and polished boarded floor

Cast iron fireplace with hob grate and inset living flame coal effect gas fire with natural pine surround and mantel

Bay window to the front

### INNER HALL

#### DINING ROOM

11'7" x 11'10" (3.53m x 3.60m)

Solid oak waxed and polished boarded floor

Fireplace recess

Understairs store cupboard

Window to the rear garden

Archway to:

#### KITCHEN

18'10" x 7'6" (5.75m x 2.29m)

Neatly appointed and fitted with a range of matching modern units with a range of integrated appliances

Velux roof light

Glazed French doors to the rear garden

From the inner hall, a STAIRCASE rises to a FIRST FLOOR LANDING

#### BEDROOM 1

11'8" x 11'10" (3.56m x 3.60m)

Cast iron fireplace with hob grate

Built in understairs store cupboard

Window to the front

#### BEDROOM 2

8'6" x 8'1" (2.60m x 2.46m)

Window to the rear

### ATTRACTIVE FAMILY BATHROOM

Free standing bath

Wash hand basin, wc

Large walk in shower with overhead Drench shower

Built in linen cupboard housing gas fired boiler

From the landing a panelled door to an Inner Landing with STAIRCASE rising to:

#### SPACIOUS STUDIO BEDROOM 3

20'0" x 11'10" (6.10m x 3.60m)

A pleasant and bright room with three Velux roof lights.

### OUTSIDE THE PROPERTY

The property is set back and screened from the road by an ornamental wall, together with a neatly kept and established Laurel hedge. A paved pathway serves the reception area with a easily maintained and neatly kept stoned forecourt.

There is a particularly good sized and neatly kept REAR GARDEN with an attractive randomly paved patio, good sized, neatly kept lawns with floral and shrubbery border. At the bottom of the garden is a further paved patio, ideal for entertaining and Alfresco dining and a timber garden store/workshop. The garden is neatly kept and well enclosed on all sides by closely boarded wooden fencing.









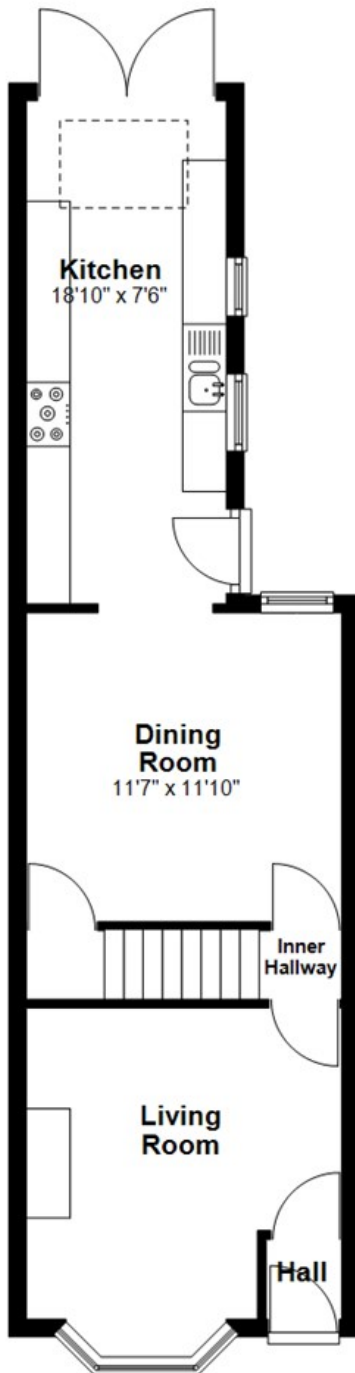




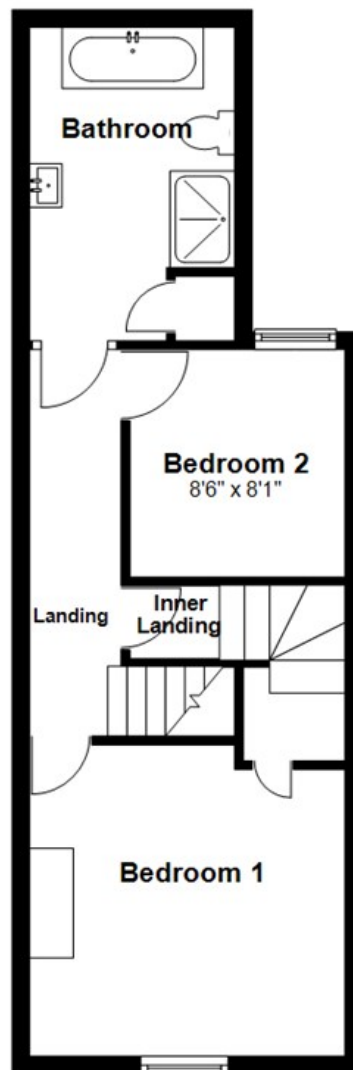


## FLOOR PLANS ...

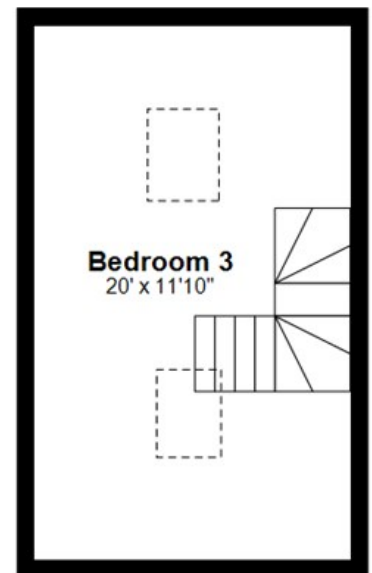
**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 1102.0 sq. feet

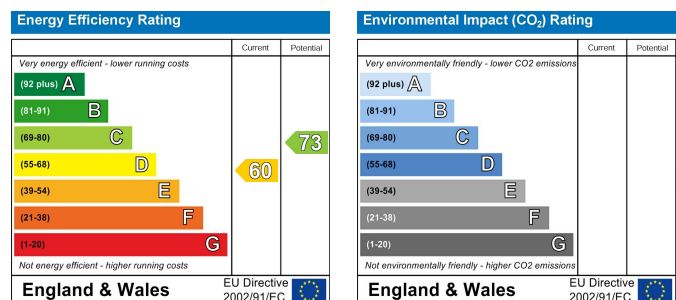
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road, up Coton Hill and onto Ellesmere Road. After a short distance, turn right into Greenfield Street and second right into Percy Street, 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 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: 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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