



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

64 The Old Meadow, Shrewsbury, SY2 6GA

**Offers In The Region
Of £199,995**

To view this property please call us on **01743 236 800** Ref: T7837/WM/lrd

A delightfully presented and well maintained two bedroom, leasehold apartment.

This well presented and well maintained two bedroom second floor leasehold apartment, provides well planned accommodation throughout; briefly comprising: entrance hall, open plan kitchen/living room/dining room, two bedrooms and bathroom. The property benefits from gas fired central heating, lift access to the apartment and one parking space.

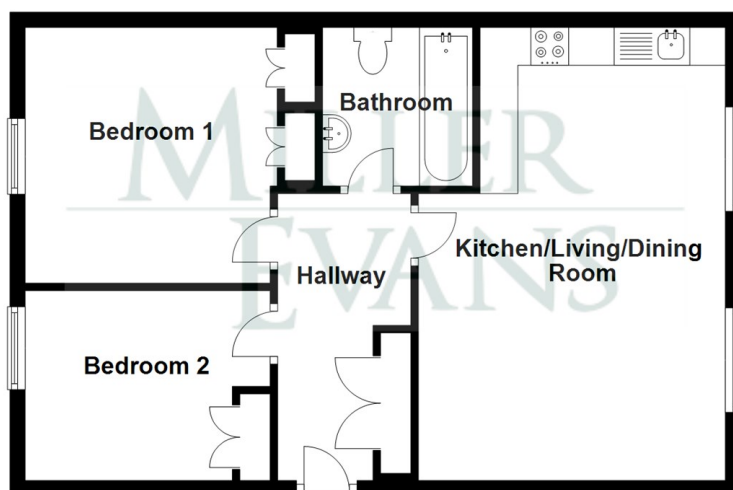
The Old Meadow offers a peaceful, picturesque setting along the River Severn and due to its proximity to the town centre, residents enjoy easy access to Shrewsbury's historic attractions, vibrant shops and excellent schools, while the nearby green spaces provide opportunities for outdoor activities. The area offers a strong sense of community and convenient transport links, making it ideal for those seeking both tranquillity and easy access to local amenities and beyond.



FLOOR PLANS

Second Floor

Approx. 596.5 sq. feet



Total area: approx. 596.5 sq. feet

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

INSIDE THE PROPERTY

HALLWAY

Spacious storage cupboard

OPEN PLAN KITCHEN / LIVING / DINING ROOM

19'8" x 13'4" (5.99m x 4.06m)

Two windows to the side

Kitchen has a range of matching wall and base units

Integrated oven and hob and dishwasher

Spacious living and dining area

BEDROOM 1

11'1" x 12'7" (3.38m x 3.83m)

Window to the side

Fitted wardrobe

BEDROOM 2

8'3" x 10'8" (2.51m x 3.24m)

Window to the side

Fitted wardrobe

BATHROOM

White panelled bath with shower over and shower screen

Low flush wc

Wash hand basin

OUTSIDE THE PROPERTY

The property is approached through a private gated entrance and has the benefit of one private parking space.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge, turning immediately left into The Old Meadow gated and secure residential development. After passing through the gated access, the road bends to the left and then to the right and the apartment will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

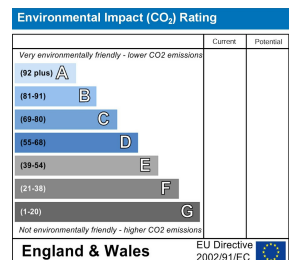
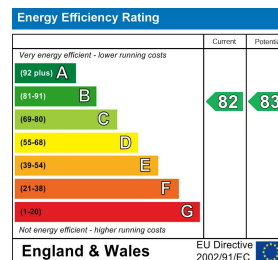
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

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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