



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

51 New Park Street, Castlefields, Shrewsbury, SY1 2JY £230,000 Region

To view this property please call us on **01743 236 800** Ref: T8024/SL/KQ

A particularly attractive, well appointed and neatly kept, mature, two bedroom end terraced house well placed in this popular, tranquil location.

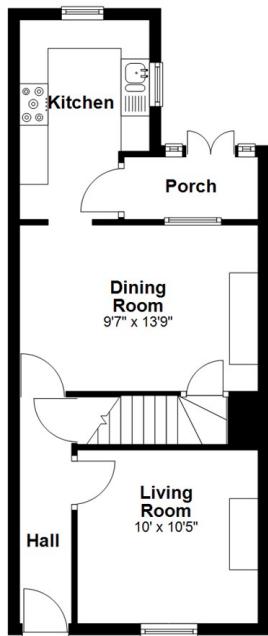
This mature end terraced house provides well planned accommodation, which has been neatly kept and recently decorated to provide spacious accommodation benefiting from gas fired central heating, underfloor heating to the kitchen, oak flooring to the ground floor and double glazing.

The property is well placed in this popular, tranquil and convenient residential area, close to excellent amenities including the nearby town centre with Shrewsbury railway station, Theatre Severn, many fashionable bars and restaurants, the Quarry Park and Dingle Gardens. The property is also ideally placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands. There are also popular schools nearby.



FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 824.6 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

Waxed and polished oak flooring
Built in understairs store cupboard

LIVING ROOM

10'0" x 10'5" (3.05m x 3.18m)
A pleasant room with a cast iron fireplace with hob grate, slate hearth, surround and mantel
Waxed and polished oak flooring
Window to the front

DINING ROOM

9'7" x 13'9" (2.92m x 4.19m)
Waxed and polished oak flooring
Fireplace recess

KITCHEN

11'6" x 7'6" (3.51m x 2.28m)
Neatly appointed and fitted with a range of matching modern units
Tiled floor with underfloor heating
Panelled and part glazed door to:

GLAZED PORCH

Glazed French doors and side screens to the rear garden

From the dining room, a door allows access to a STAIRCASE which rises to a FIRST FLOOR LANDING with access, via pull down ladder, to fully boarded roof space.

BEDROOM 1

9'11" x 13'9" (3.03m x 4.19m)
Window to front
Built in wardrobe
Fireplace with hob grate, surround and mantel



BEDROOM 2

9'7" x 10'7" (2.92m x 3.23m)
Fireplace with hob grate, surround and mantel
Window to the rear

BATHROOM

Neatly appointed with a modern white suite
Panelled bath with shower attachment
Wash hand basin, wc
Built in linen cupboard with slatted shelving

OUTSIDE THE PROPERTY

The property is divided from the road by an ornamental wall with a wrought iron balustrade. There is a shallow forecourt with a pathway serving the reception area.

There is a particularly good sized and neatly kept REAR GARDEN with a gravelled and paved patio and terrace with rustic pergola, ideal for Alfresco dining, entertaining etc. A regular paved pathway extends to a further area of garden and is flanked on all sides by gravelled borders with a spacious and attractive Summerhouse.

The Summerhouse benefits from electricity, lighting and a WC, with a raised decked terrace, providing a further entertaining space. This can also be used as a home office/studio etc.

From the garden there are double gates allowing access to the side with a further single gate to the side.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate. Turn right into Gaswicks Lane. After a further distance, turn right into North Street. Proceed to the bottom of North Street and turn left into Queen Street, after a further distance, turn left into New Park Street.



Energy Efficiency Rating	
	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	51
(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
(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 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

www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones