



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Beechwood House, Town Walls, Shrewsbury SY1 1UE**

**£299,950 Region**

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

# An immaculately presented, spacious three storey, two bedroom town house.

This immaculate two bedroom town house, offers spacious and versatile accommodation over four floors, finished to an exacting standard throughout. The property benefits from a roof terrace overlooking town walls and rooftops beyond. Sold as seen. Parking available by separate negotiation.

This property occupies an enviable position within the historic Town Walls, a pleasant stroll from all major town centre thoroughfares, shops and the renowned Quarry Park and Dingle Gardens.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE HALL

12'0" x 3'9" (3.67m x 1.14m)

### BEDROOM 2

8'8" x 11'9" (2.63m x 3.59m)

### EN SUITE

6'1" x 6'2" (1.85m x 1.88m)

Corner shower cubicle

Wash hand basin

wc low type flush.

6'7" x 14'2" (2.00m x 4.33m)

STAIRCASE leading to FIRST FLOOR LANDING

### BEDROOM 1

11'7" x 10'2" (3.52m x 3.11m)

Built in double wardrobes

### EN SUITE

12'0" x 5'4" (3.66m x 1.63m)

Large shower cubicle

Panelled bath

wc low type flush

Vanity unit with inset sink.

STAIRCASE leading from the first floor entrance hall to  
SECOND FLOOR

### KITCHEN/DINING ROOM

11'7" x 15'10" (3.52m x 4.83m)

Fitted with an excellent range of contemporary units with work surfaces over, integral dishwasher, fridge, freezer, 4 ring hob unit with extractor hood and built in double oven.

Store cupboard

### CLOAKROOM/WC

3'8" x 7'7" (1.12m x 2.30m)

wc low type flush

Pedestal wash hand basin.

A STAIRCASE continues to the third floor :

### LIVING ROOM

16'6" x 15'9" (5.04m x 4.79m)

A superb room with French doors leading to a roof terrace with views along Town Walls.

### BALCONY

4'11" x 4'4" (1.50m x 1.32m)

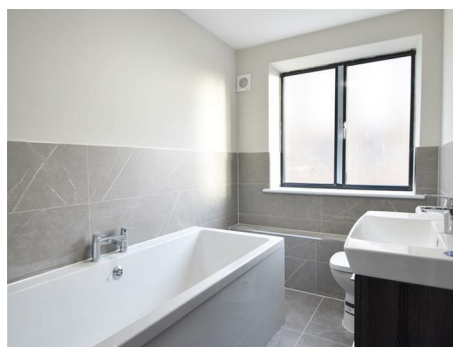
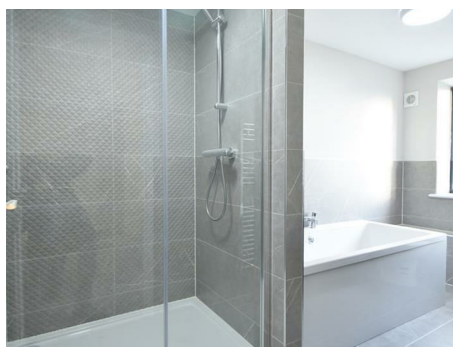
### OUTSIDE THE PROPERTY

Parking is within a car-port area in the covered Lion Hotel car park which is allocated for the property on a 999 year lease with an anticipated Service Charge of approx 150 per annum.



## HOW TO FIND THIS PROPERTY

The property is approached into the town over the English Bridge, bear left up Town Walls, where Beechwood House will be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> 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

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

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