



MILLER  
EVANS

SHREWSBURY'S ESTATE AGENT

53 Bishop Street, Shrewsbury, SY2 5HD

£347,500 Offers

To view this property please call us on 01743 236 800 Ref: T7757/SL/KQ



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# A particularly attractive, mature, three bedroom family house.

This attractive, mature, three bedroom property provides well planned and well proportioned accommodation with rooms of pleasing dimensions and boasts many character features with the benefit of gas fired central heating.

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



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

Panelled entrance door with decorative stained glass leaded lights with transom light over to:

### ENTRANCE HALL

Tiled floor  
Understairs store cupboard

### SITTING ROOM

10'6" x 11'3" (3.20m x 3.43m)  
A pleasant room with deep bay window overlooking the front  
Ornamental cast iron fireplace with hob grate and tiled hearth  
Archway to:

### DINING ROOM

13'0" x 9'5" (3.96m x 2.86m)  
Cast iron fireplace with hob gate and tiled hearth  
Glazed French doors to the rear garden

### BREAKFAST ROOM

12'6" x 10'1" (3.81m x 3.08m)  
Attractive cast iron fireplace with decorative tiled slips, surround and mantel  
Recess with fitted display shelving and storage cupboard under  
Side window  
Built in understairs store cupboard

### KITCHEN

8'0" x 10'1" (2.44m x 3.08m)  
Neatly appointed and fitted with a range of matching units  
Two windows and panelled and part glazed door to the rear garden

STAIRCASE with hand rail and balustrade rising to FIRST FLOOR LANDING with access to roof space.

### BEDROOM 1

10'6" x 14'11" (3.20m x 4.55m)  
Deep bay window  
Further side window  
Cast iron fireplace  
Built in storage cupboard

### BEDROOM 2

13'0" x 9'5" (3.96m x 2.86m)  
Cast iron fireplace  
Built in storage cupboard  
Window overlooking the rear garden

### BEDROOM 3

10'6" x 10'1" (3.21m x 3.08m)  
Window overlooking the rear garden

### BATHROOM

Free standing roll top bath with shower attachment  
Wash hand basin, wc

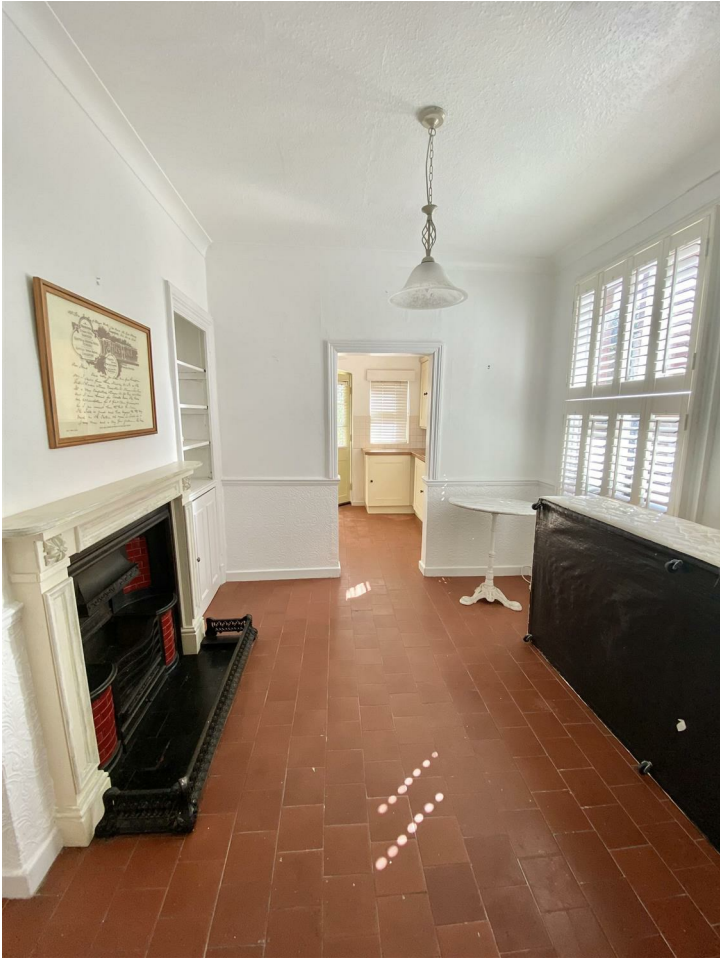
## OUTSIDE THE PROPERTY

The property is set back from the road by an ornamental wall, surmounted by an ornamental wrought iron balustrade with a wrought iron gate allowing access over a tiled pathway which serves the reception area. The forecourt is paved with a dwarf box hedge and established shrubs.

There is a good sized SOUTH FACING REAR GARDEN with paved patio, lawn, established shrubs. The garden is well enclosed by closely boarded wooden fencing. Timber and corrugated garage/store. Gateway access to the gravelled lane at the rear with access onto Bell Lane.









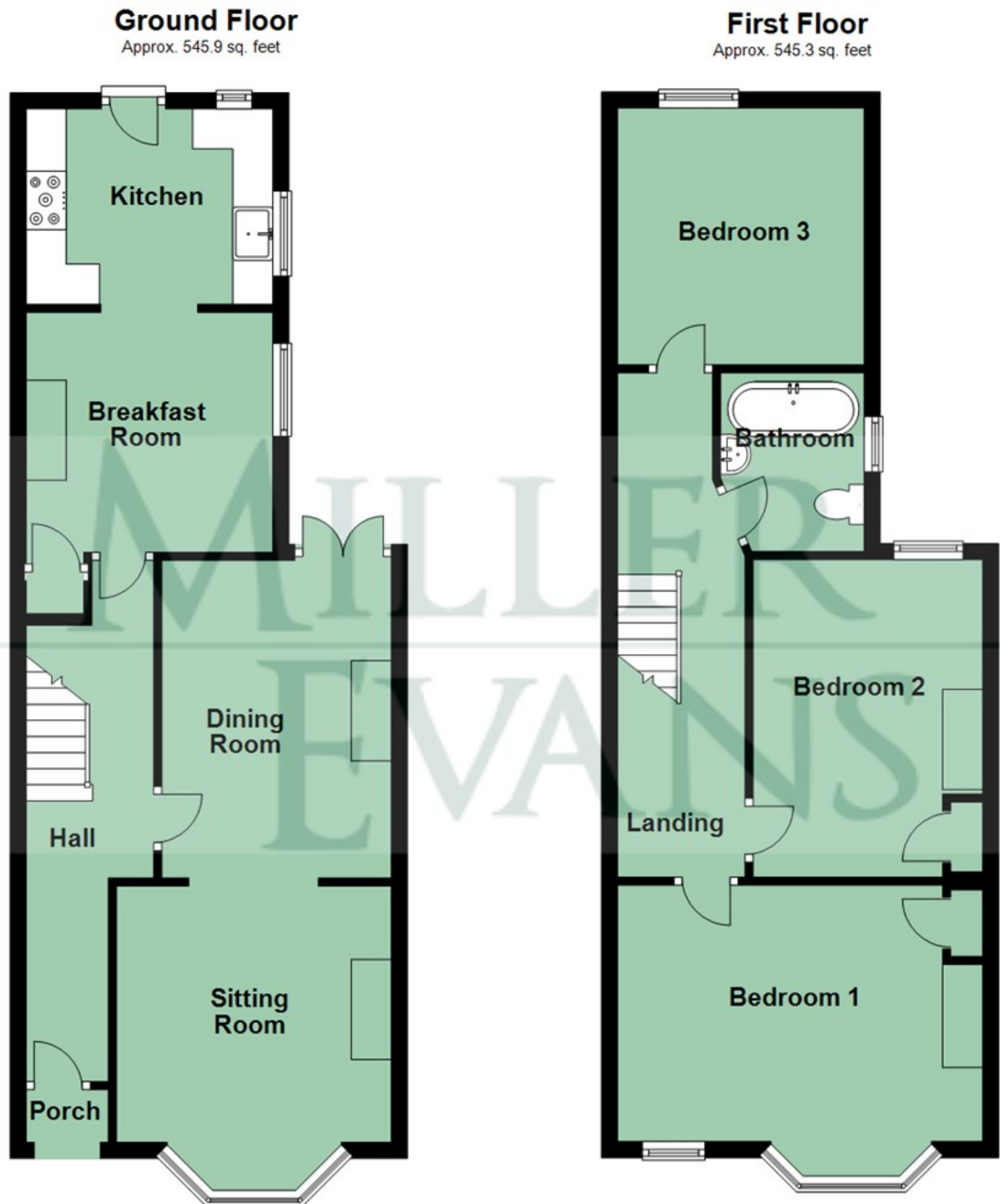








## FLOOR PLANS ...



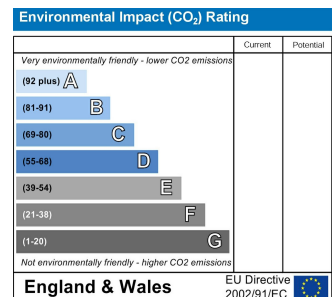
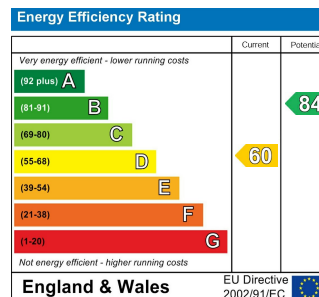
Total area: approx. 1091.2 sq. feet

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 over the English Bridge along Abbey Foregate to the traffic lights. Turn left into Monkmoor Road. Continue for some distance, eventually turning right into Bishop Street.

## 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: C

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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