



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

37 Brook Street, Shrewsbury, SY3 7QR

£280,000 Region

To view this property please call us on **01743 236 800** Ref: T7352/SL/KQ

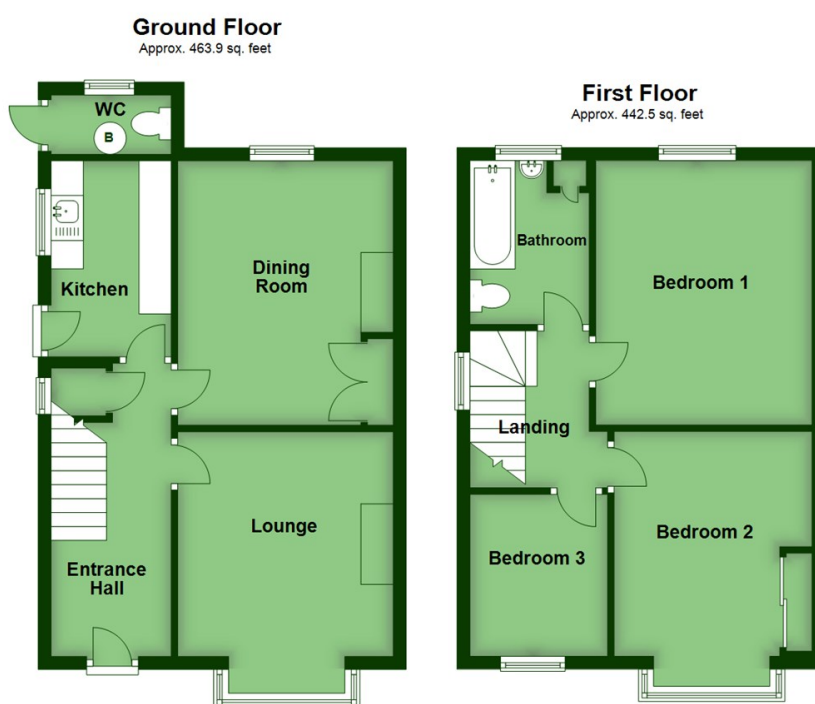
A mature, three bedroom, semi-detached family house.

This mature three bedroom semi-detached house provides well proportioned accommodation throughout, requiring some modernisation and improvements. The property benefits from gas fired central heating and double glazing.

The property is situated in this popular and favoured residential area, well placed within reach of excellent amenities including shops, schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 906.4 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

SITTING ROOM

11'5" x 10'11" (3.48m x 3.34m)

A pleasant room with bay window overlooking the front

DINING ROOM

13'5" x 10'11" (4.10m x 3.34m)

Window overlooking the rear garden

KITCHEN

10'0" x 6'1" (3.04m x 1.86m)

Fitted with a range of matching units

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

13'5" x 11'0" (4.10m x 3.35m)

BEDROOM 2

11'5" x 10'1" (3.48m x 3.07m)

BEDROOM 3

8'3" x 7'0" (2.51m x 2.13m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

WC

The property is divided from the road by a neatly kept privet hedge and approached over a concrete and paved drive providing ample parking with a gravelled forecourt.

There is a particularly good sized REAR GARDEN with paved patio area and an extensive lawn, inset shrubs and trees. The whole enclosed by closely boarded wooden fencing. Concrete sectional garage.

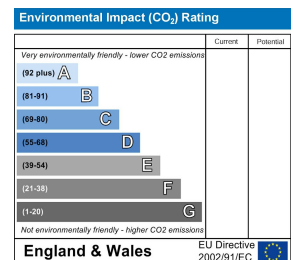
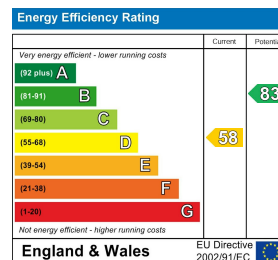


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Belle Vue Road. Continue over the railway bridge into Hereford Road. Turn left into Brook Street, where the property 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 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:



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

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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