



73 St. Michaels Gate, Shrewsbury, SY1 2HL

Shrewsbury & Country House Sales

**MILLER
EVANS**



73 St. Michaels Gate, Shrewsbury, SY1 2HL

£325,000

Freehold

- Well appointed and well maintained townhouse
- Spacious accommodation arranged over three floors
- Kitchen, dining room, living room and cloakroom to the ground floor
- Two bedrooms and bathroom to the first floor
- Two bedrooms and en suite shower room to the second floor
- Beautifully landscaped rear garden
- Single garage
- Situated in a quiet residential cul-de-sac within walking distance of the town centre



A well-maintained and well-appointed four-bedroom townhouse offering spacious accommodation arranged over three floors with accommodation briefly comprising; entrance hall, cloakroom, fitted kitchen and living room with French doors opening onto the rear garden on the ground floor. The first floor provides two well-proportioned bedrooms and a family bathroom. On the second floor there is a principal bedroom with en-suite shower room together with a fourth bedroom. A particular feature of the property is the attractive rear garden, which has been thoughtfully landscaped. The property further benefits from gas-fired central heating and double glazing. A short distance from the house is a courtyard providing access to a single garage.

This attractive home offers flexible family accommodation in a sought-after residential location and is ideally placed in a quiet cul-de-sac on a well established development, close to the town centre and is within easy reach of an excellent range of amenities including the railway station, Theatre Severn, shops, bars and restaurants. Viewing is highly recommended.







ENTRANCE HALL

17'2" x 6'7"

CLOAKROOM

5'3" x 2'6"

Wash hand basin, wc

KITCHEN

8'10" x 9'3"

DINING ROOM

8'0" x 9'3"

LIVING ROOM

9'8" x 15'8"

French doors to rear garden and bay window overlooking rear garden

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 3

9'2" x 15'8"

Built in wardrobes

BEDROOM 4

8'0" x 9'2"



BATHROOM

6'10" x 9'2"

Panelled bath

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 1

11'0" x 15'8"

EN SUITE SHOWER ROOM

5'3" x 9'2"

Shower cubicle

Wash hand basin, wc

BEDROOM 2

10'0" x 15'8"

GARDENS AND GROUNDS

Attractive rear garden with a variety of shrubs, trees and specimen plants, together with a sheltered arbour covered with climbing plants, providing a delightful setting for relaxation and outdoor entertaining.

A short distance from the property is a courtyard providing access to the SINGLE GARAGE.



HOW TO GET THERE

The property is best approached out of Shrewsbury along Castle Foregate and onto St Michaels Street. After a short distance, turn right into St Michaels Gate, where the property will be found.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | | |
| (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |

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. Images may have been enhanced. This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

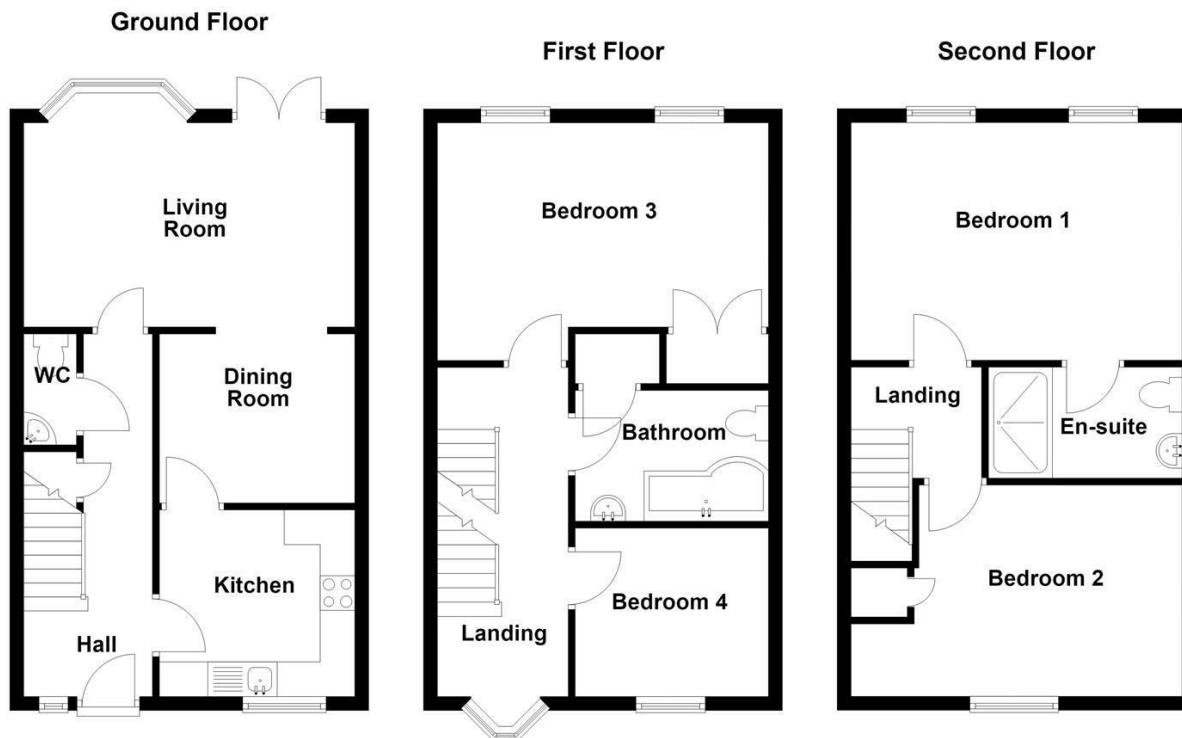
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band :

LOCAL AUTHORITIES

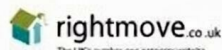
Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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Total area: approx. 1274.1 sq. feet

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