



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

13 Princess Street, Shrewsbury SY1 1LP

£675,000 Region

To view this property please call us on **01743 236 800** Ref: T7038/SL/MU

A particularly attractive and handsome Period, Grade II Listed Town Residence, situated in a picturesque town centre location.

This Grade II Listed property provides well planned and well proportioned accommodation with rooms of pleasing dimensions arranged over 4 floors, with a number of original features. From the first floor landing glazed double doors allow access to a terraced roof garden. Gas-fired central heating. Private garage parking in courtyard.

Occupying an enviable position in this picturesque town centre location adjacent to all the major town centre thoroughfares, restaurants, coffee shops and boutiques. Views to the front over old St Chad's Churchyard, the property is a short walk from the ever-popular Quarry Park and Dingle Gardens. Theatre Severn is a short walk across the Welsh Bridge.

London 169 miles - Birmingham 47 miles - Chester 43 miles



INSIDE THE PROPERTY

PANELLED DOOR

Leading to :

ATTRACTIVE ENTRANCE HALL

CLOAKROOM

Hand basin
wc low type flush.

UTILITY/LAUNDRY ROOM

13'9" x 9'0" (4.19m x 2.74m)

SITTING ROOM/FORMAL DINING ROOM

14'6" x 13'6" (4.42m x 4.11m)

From the entrance hall a partly glazed panelled door allows access to USEFUL CELLAR

From the reception hall an ATTRACTIVE STAIRCASE with handrail and balustrade rises to a FIRST FLOOR LANDING with glazed French doors opening onto a TERRACE ROOF GARDEN

DRAWING ROOM

23'3" x 14'0" (7.09m x 4.27m)

A delightful room with fireplace and 2 windows with pleasant town centre outlooks.

KITCHEN

12'8" x 11'0" (3.86m x 3.35m)

Neatly appointed and fitted with a range of matching modern units

The staircase continues to a SECOND FLOOR LANDING

BEDROOM 1

14'0" x 12'3" (4.27m x 3.73m)

BEDROOM 2

14'6" x 11'0" (4.42m x 3.35m)

SHOWER ROOM

12'8" x 11'0" (3.86m x 3.35m)

With large and spacious walk in shower

Hand basin

wc

Airing cupboard enclosing gas-fired boiler and hot water cylinder.

A staircase continues to a THIRD FLOOR LANDING

BEDROOM 3

14'3" x (4.34m x)

BEDROOM 4

14'3" x 10'10" (4.34m x 3.30m)

BATHROOM

With free standing roll top bath

Hand basin

wc low type flush

Bidet.

OUTSIDE THE PROPERTY

GOOD SIZED GARAGE with outside light and cold water supply tap.

The property is approached off Princess Street through an archway over a brick paved courtyard serving the formal reception area and allowing Right of Way to the garage. There is no garden.

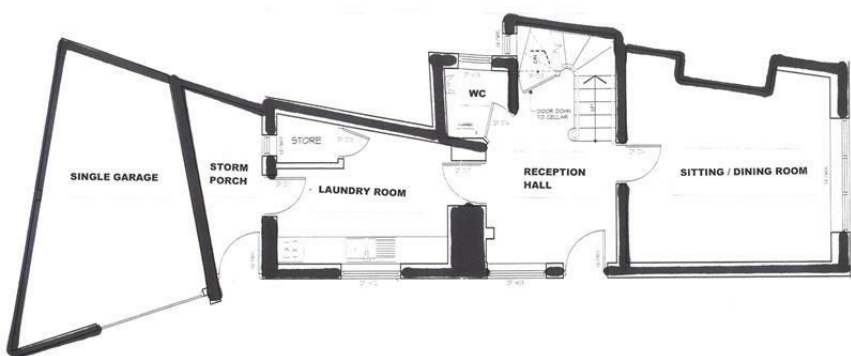






FLOOR PLANS ...

GROUND FLOOR



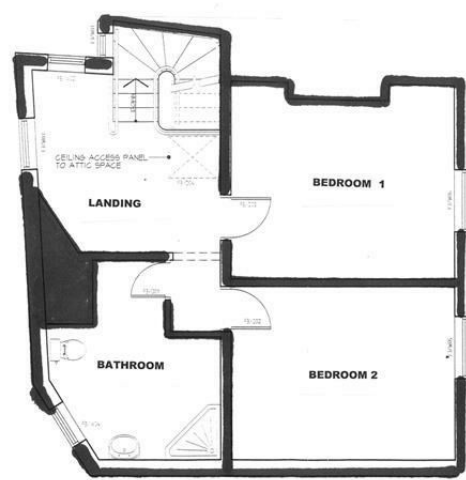
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



HOW TO FIND THIS PROPERTY

The property is situated in Princess Street which is just off Belmont.

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:



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

Tel: 01694 724700 | Fax: 01743 248671



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

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)