



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Llewellyn Place, Shrewsbury, SY3 8QY**

**Offers in the Region of  
£265,000**

To view this property please call us on **01743 236 800** Ref: T8086/WM/KQ



# An attractive, charming two bedroom terraced house.

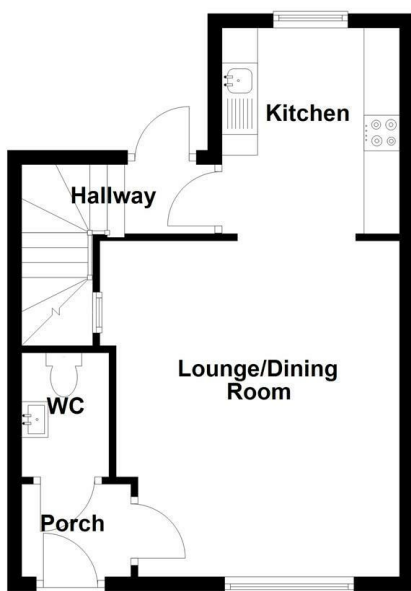
This charming and attractive two bedroom terraced property provides well planned accommodation briefly comprising; entrance porch, cloakroom, lounge/dining room, kitchen, two bedrooms and bathroom. There is a neatly kept rear courtyard garden and one parking space. The property benefits from gas fired central heating supplied by a combination boiler.

The property occupies a prime position within Frankwell, which is within walking distance of the town centre, Theatre Severn and a variety of bars and restaurants. Llewellyn Place occupies a lovely position and commands a stunning location within a five minute walk of the Quarry Park and Dingle Gardens.

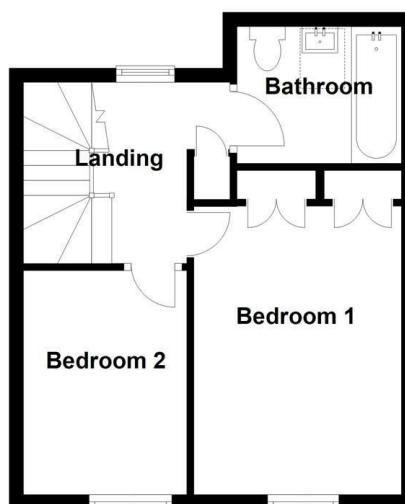


## FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 730.9 sq. feet

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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### CLOAKROOM

Wash hand basin, wc

### LOUNGE / DINING ROOM

15'5" x 13'1" (4.71m x 3.98m)

Window to the front

Understairs store cupboard

Archway to:

### KITCHEN

9'6" x 8'2" (2.89m x 2.49m)

Range of matching wall and base units

Integrated dishwasher

Window to the rear

Door to:

### INNER HALL

Door to rear courtyard

Staircase rising to first floor landing with store cupboard

### BEDROOM 1

14'11" x 9'7" (4.55m x 2.91m)

Window to the front

Built in wardrobes



### BEDROOM 2

10'4" x 7'6" (3.14m x 2.29m)

Window to the front

### BATHROOM

Newly fitted to a high standard with Velux window

Panelled bath with shower over and shower screen.

Wash hand basin, wc

### OUTSIDE THE PROPERTY

The property is approached over a communal car park, through the arch when approaching Llewellyn Place. One allocated parking space.

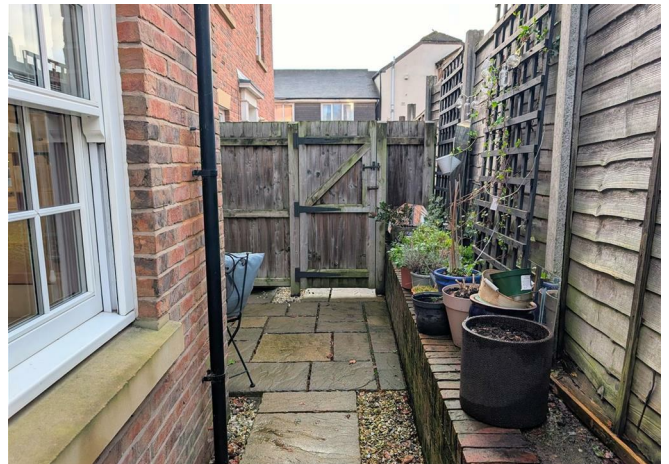
Enclosed rear courtyard laid to ease of maintenance and providing an ideal entertaining space. Rear access door.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed over the Welsh Bridge to the Frankwell Island. Take the 4th exit, heading back towards the town centre. Bear left at the traffic lights and turn left into Whitehorse Passage. Turn left into Nettles Lane. Turn right into Llewellyn Place and proceed through the archway, where the property will be found on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

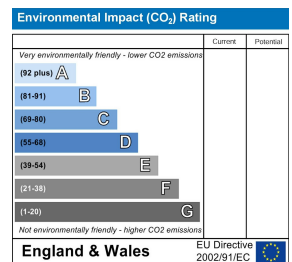
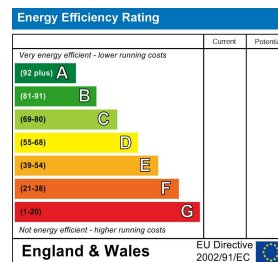
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: B

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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