



MILLER
EVANS

SHREWSBURY'S ESTATE AGENT

96 Hereford Road, Shrewsbury, SY3 7RA

£210,000 Offers
In The Region Of

To view this property please call us on 01743 236 800 Ref: T7926/WM/lrd

A neatly presented and well maintained two bedroom terraced property

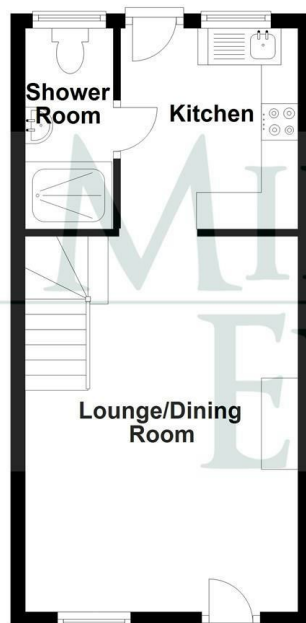
This neatly presented two bedroom terraced property, provides well planned accommodation throughout, briefly comprising: lounge/dining room, kitchen and shower room to the ground floor; two bedrooms to the first floor. Neatly kept, enclosed front garden. Gas fired central heating and combi boiler.

The property is situated in this popular and favoured area of Shrewsbury, close to excellent amenities including schools, shops, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass and M54 link to the West Midlands

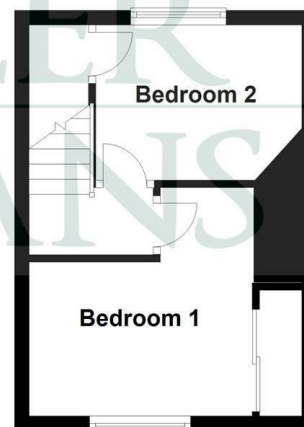


FLOOR PLANS

Ground Floor
Approx. 320.9 sq. feet



First Floor
Approx. 215.0 sq. feet



Total area: approx. 535.9 sq. feet

INSIDE THE PROPERTY

LOUNGE/DINING ROOM

16'10" x 12'3" (5.14m x 3.73m)

A spacious room with large window to the front
Feature fireplace with log burner
Inset dining table with benches and storage

KITCHEN

9'0" x 8'0" (2.75m x 2.43m)

Window to the rear
With a matching range of wall and base units
Access to Upper Road

SHOWER ROOM

Window to the rear
Large walk in shower cubicle
Low flush WC
Wash hand basin

STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

10'3" x 12'3" (3.13m x 3.73m)

Window to the front
Fitted wardrobes

BEDROOM 2

7'0" x 9'3" (2.13m x 2.82m)

Window to the rear
Fantastic storage options

OUTSIDE THE PROPERTY

The property is approached over a beautifully landscaped garden with multi-purpose space. The current owners have a seating area set up, perfect for outside entertaining. Enclosed on all sides by wooden fencing.

Access to Upper Road (no rear garden).



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed over the English Bridge and continue along the A5191 onto Hereford Road, and the property will be found after a short distance on a bend 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

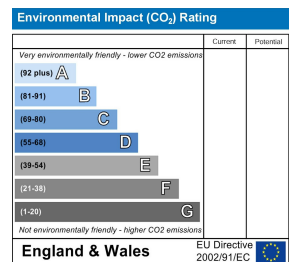
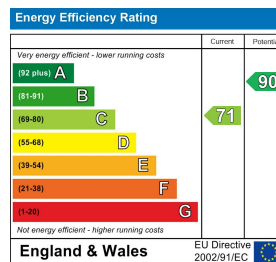
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: A

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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