



**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

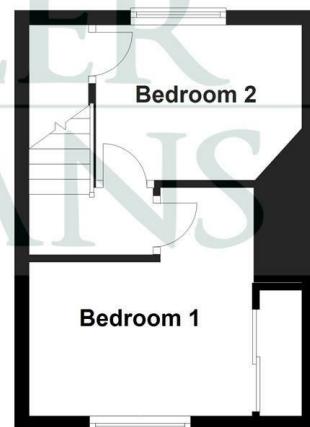
Ground Floor

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 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.

FIND OUR PROPERTIES ON:



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Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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