



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

36 Shaw Road, Shrewsbury, SY2 5XP

£190,000 Region

To view this property please call us on **01743 236 800** Ref: T7613/WM/KQ

A particularly well appointed two bedroom terraced house.



This two bedroom terraced house provides well proportioned accommodation briefly comprising; entrance hall, living room, dining room/kitchen, utility, two bedrooms and bathroom. The property benefits from gas fired central heating and double glazing. Garden to front and rear.

The property occupies a very pleasant position on this popular residential development, close to good local amenities, popular schools and on a frequent bus service to the town centre.

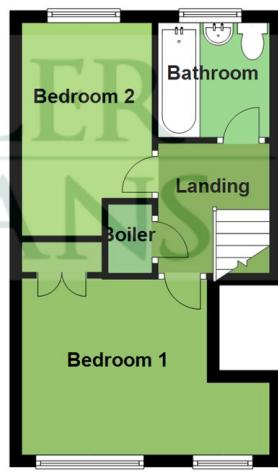


FLOOR PLANS

Ground Floor
Approx. 345.5 sq. feet



First Floor
Approx. 300.7 sq. feet



Total area: approx. 646.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'5" x 10'3" (4.08m x 3.12m)

Laminate flooring

Window to the fore

KITCHEN / DINING ROOM

9'11" x 13'7" (3.03m x 4.14m)

Tiled floor

Range of wall and base units

UTILITY AREA

4'5" x 5'2" (1.34m x 1.58m)

Door to rear.

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING with access to roof space and large airing
cupboard.

BEDROOM 1

11'8" x 10'2" (3.55m x 3.09m)

Two windows to the fore

BEDROOM 2

11'8" x 7'1" (3.56m x 2.17m)

Window to the rear

BATHROOM

Fitted with a white suite comprising;

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by lawn area with paved path to reception area.

Enclosed REAR GARDEN laid to lawn with paved pathway.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights. Turn left onto Monkmoor Road. Continue for some distance, eventually turning right into Clive road and after a short distance, turn left into Forest Way. Proceed to the end and turn right into Frith Close and left into Shaw Road, where the property will be found 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: B

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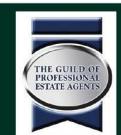
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