



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**25 Benyon Street, Shrewsbury, SY1 2JQ**

**£265,000 Region**

To view this property please call us on **01743 236 800** Ref: T8035/SL/KQ

# A particularly well appointed two bedroom mid-terraced house, located in a highly desirable and convenient residential area within close proximity of the town centre.

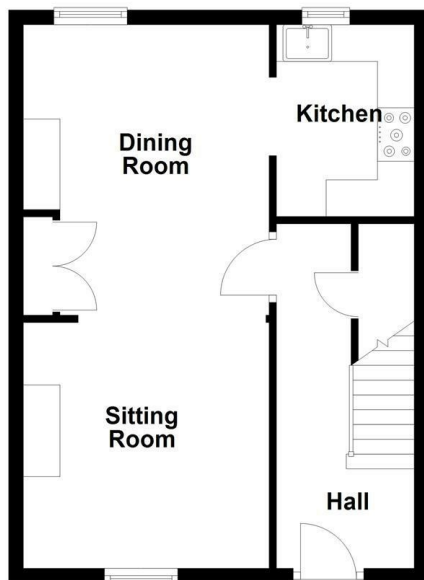
This exceptionally well appointed two bedroom terraced house offers versatile accommodation briefly comprising; entrance hall, living room, dining room, kitchen, two bedrooms and bathroom. Neatly kept rear garden. The property benefits from gas fired central heating and double glazed sash windows.

The property is conveniently situated in this popular residential area of Shrewsbury, close to excellent local amenities and the town centre with all its many shopping thoroughfares, the Shrewsbury railway station, cafe's, bars and restaurants.

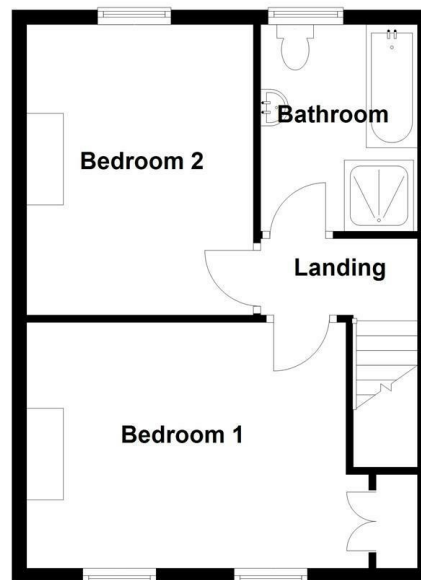


## FLOOR PLANS

**Ground Floor**



**First Floor**



Total area: approx. 850.9 sq. feet



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Solid oak flooring  
Understairs store cupboard

### CELLAR

10'5" x 14'5" (3.18m x 4.39m)

### SITTING ROOM

11'0" x 11'0" (3.35m x 3.35m)  
Solid oak flooring  
open fireplace  
Opening to:

### DINING ROOM

13'0" x 11'0" (3.96m x 3.35m)  
Solid oak flooring  
Window and door to the rear

### KITCHEN

8'7" x 6'2" (2.62m x 1.88m)  
Fitted with a range of matching wall and base units with oak work surfaces over  
Belfast sink  
Range cooker

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING

### BEDROOM 1

11'0" x 14'4" (3.35m x 4.36m)  
Built in double wardrobe

### BEDROOM 2

13'0" x 10'2" (3.96m x 3.09m)

### BATHROOM

Panelled bath  
Shower cubicle  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is divided from the road by dwarf brick wall with wrought iron railings, through pedestrian gated access over a paved path serving the reception area, flanked by shallow forecourt.

Landscaped low maintenance rear garden with a raised decked terrace, two vegetable patches, path leading to a further paved patio seating area, flanked by floral and shrubbery borders.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate, turning right onto New Park Road. Proceed along New Park Road taking the second right into North Street. Turn right onto Benyon Street, 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

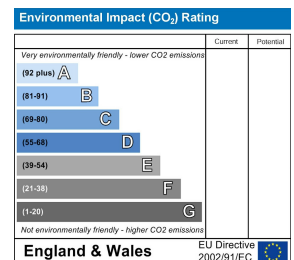
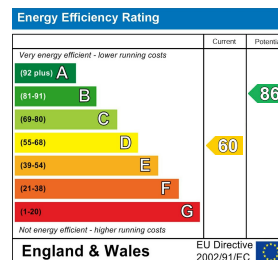
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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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