



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Henlow Rise, Shrewsbury, SY3 6BL

£130,000

To view this property please call us on **01743 236 800** Ref: T7940/SL/KQ

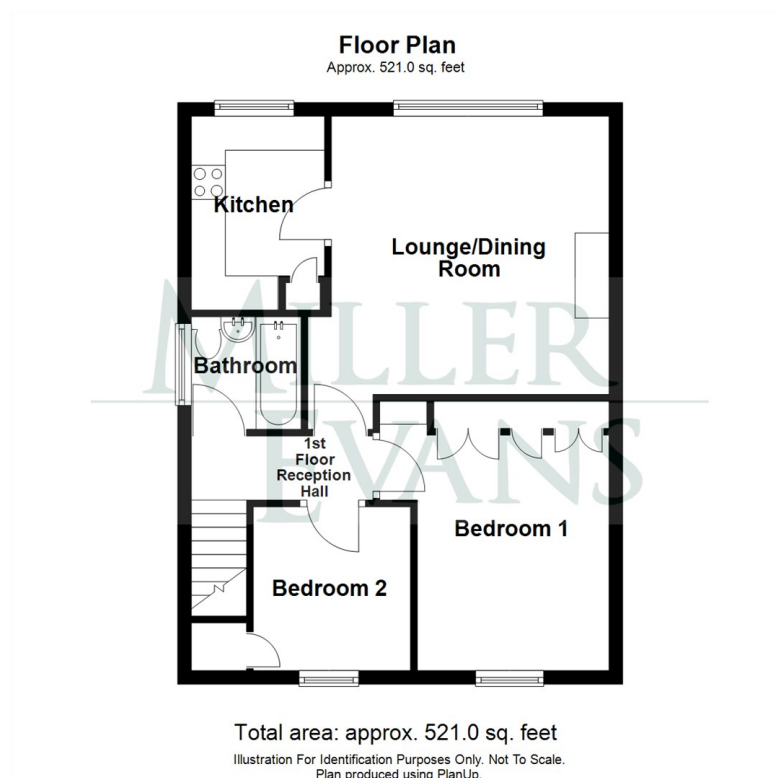
A neatly kept and well planned first floor two bedroom flat.

This two bedroom flat provides well planned and well proportioned accommodation benefiting from electric heating and double glazing.

The property is well placed on this popular and convenient residential development, close to schools, shops, recreational facilities and frequent bus service to the town centre. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

Panelled and part glazed door to a GROUND FLOOR ENTRANCE HALL with STAIRCASE rising to:

FIRST FLOOR RECEPTION HALL

6'7" x 8'9" (2.00m x 2.67m)

LIVING ROOM

13'5" x 13'5" (4.09m x 4.09m)

Electric fire and surround (gas connection available)

KITCHEN

9'4" x 6'5" (2.85m x 1.96m)

Fitted with a range of matching units

BEDROOM 1

8'3" x 9'3" (2.51m x 2.82m)

Range of built in wardrobes

BEDROOM 2

7'11" x 7'7" (2.41m x 2.31m)

BATHROOM

Panelled bath with shower over
Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached over a pathway with a forecourt which is laid to lawn.

There is an area of enclosed garden to the rear, laid to lawn with a pathway to the rear where there is a communal parking area with allocated parking space.

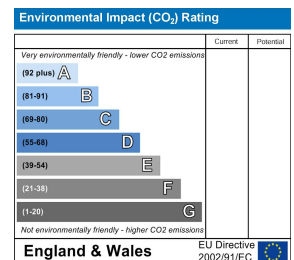
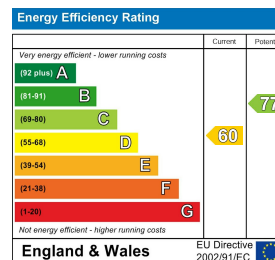


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. Continue to the mini-island, taking the first exit onto Bank Farm Road. Continue for some distance, passing the shops and schools, continue for a further distance, eventually turning right into Henlow Rise, where the property will be found almost immediately on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected.

TENURE

We are advised that this property is Leasehold . The Lease runs until 2171 and there is no ground rent or service charge payable. 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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