



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 Hammonds Terrace, Coton Hill, Shrewsbury, SY1 2EA £145,000 Region

To view this property please call us on **01743 236 800** Ref: T7090/ERJ/KQ

A neatly kept and well maintained, one bedroom Victorian terraced house.

A charming one-bedroom well maintained Victorian terrace, sitting on the fringe of Shrewsbury town centre. The property is placed in a row of eight Victorian properties approached through a pretty archway and all sat in a secluded south facing courtyard with oodles of charm and character and a nice sense of community. The property would lend itself to private use, letting or holiday lets due to its great location.

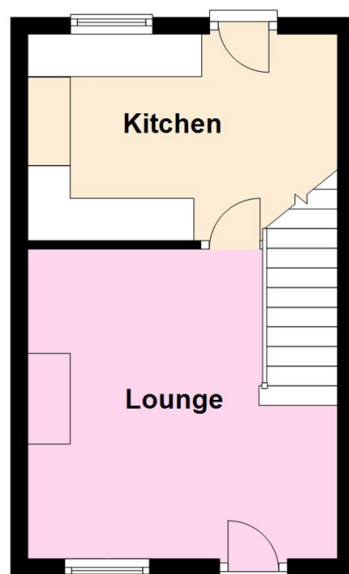
Being just a short riverside walk to the historic town, it is close to excellent amenities including Shrewsbury railway station, Theatre Severn and a range of fashionable bars and restaurants and the revered Quarry Park and Dingle Gardens. Access to the M54 motorway link is a short drive along the A528 Ellesmere Road.



FLOOR PLANS

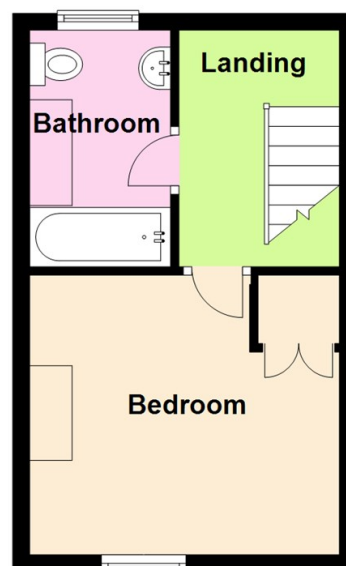
Ground Floor

Approx. 243.9 sq. feet



First Floor

Approx. 243.9 sq. feet



Total area: approx. 487.7 sq. feet

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

INSIDE THE PROPERTY

SITTING ROOM

12'0" x 12'0" (3.66m x 3.66m)

Chimney breast with fireplace recess. Quarry tiled floor, Sash window overlooking the courtyard to the front.

KITCHEN

8'0" x 12'0" (2.44m x 3.66m)

Fitted with a range of matching units

Quarry tile flooring. Space and plumbing for washing machine. Space and recess suitable for dining.

Door to rear courtyard.

A wooden STAIRCASE with understairs storage rises from the sitting room to FIRST FLOOR LANDING once again with wooden flooring and attic access above.

BEDROOM

10'10" x 12'0" (3.30m x 3.66m)

A good size double with a built-in store cupboard.

Chimney breast with fireplace recess. Large sash window overlooking the south facing courtyard to the front.

BATHROOM

Neatly appointed with a white suite with a modern panelled bath, electric shower unit Pedestal wash hand basin and wc.

OUTSIDE THE PROPERTY

A charming and secluded Victorian south-facing courtyard and access to the rear terrace.

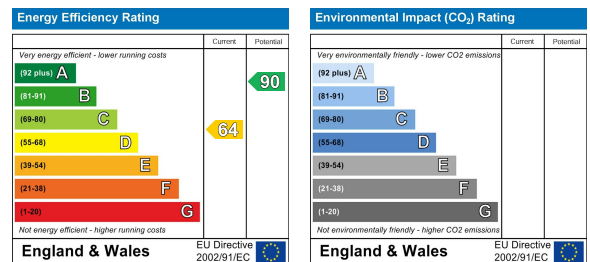


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road along Coton Hill. Hammonds Terrace will be found through an arched passageway on the left hand side, just before the traffic lights and turning into Berwick Road.



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

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.

Note: This property is being sold on behalf of a member of staff of Miller Evans.

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
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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