



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**29 Trafalgar Place, Shrewsbury SY2 5EH**

**Offers in the Region  
of £210,000**

To view this property please call us on **01743 236 800** Ref: T8146/SL/MU

A neatly kept, well maintained, modern, 2 bedroomed home with gas fired central heating and double glazing, gardens to the front and rear and parking space.

The property is neatly kept and well maintained and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. On the ground floor there is an entrance hall, a spacious living room/dining room with doors to a double glazed conservatory, fitted kitchen. A staircase rises to a first floor landing with 2 bedrooms and a neatly kept and well appointed shower room. The property benefits from full gas-fired central heating and double glazing.

Situated in a pleasant courtyard position on this small established residential development, conveniently placed within reach of excellent amenities including the town centre via the English Bridge, popular schools and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.

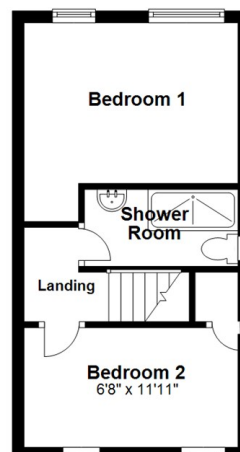


## FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 655.0 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LOUNGE/DINING ROOM

16'8" x 11'7" (5.08m x 3.53m)

### CONSERVATORY

### KITCHEN

6'8" x 7'2" (2.03m x 2.18m)

A STAIRCASE rises to the FIRST FLOOR LANDING

### BEDROOM 1

8'11" x 11'11" (2.73m x 3.63m)

### BEDROOM 2

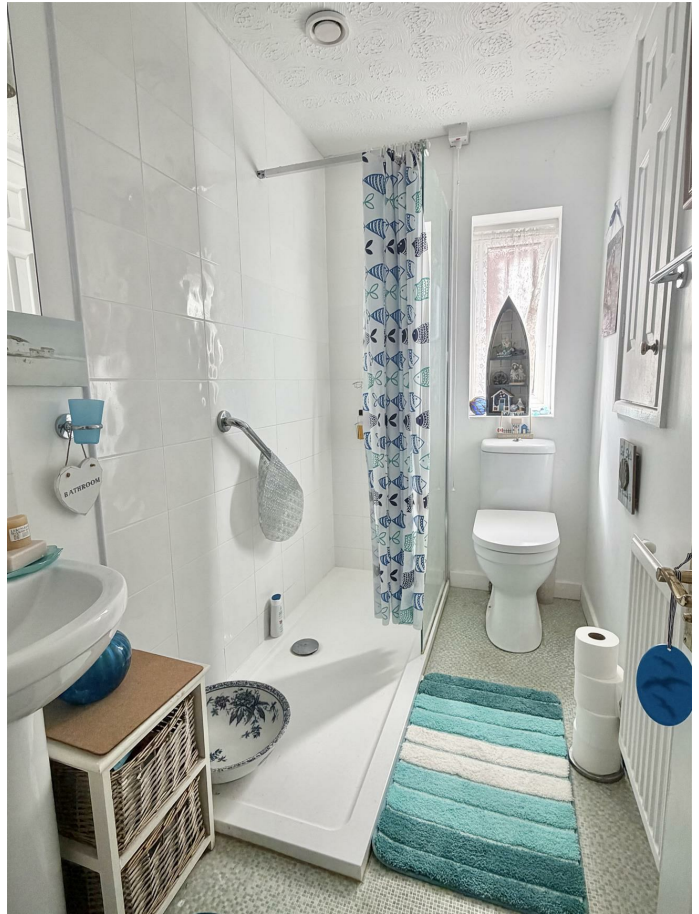
6'8" x 11'11" (2.03m x 3.63m)

### SHOWER ROOM

## OUTSIDE THE PROPERTY

Small FRONT GARDEN laid to lawn.

To the rear there is a COURTYARD GARDEN with patio and seating area. The whole enclosed by close boarded wooden fencing.

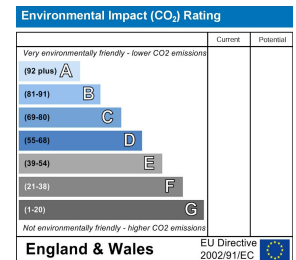
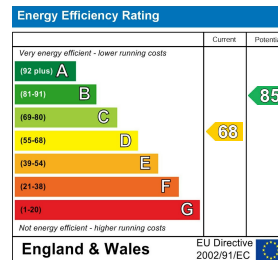


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge, bear left and proceed behind The Abbey to the T junction, turn left and continue along Underdale Road eventually turning right into Trafalgar Place.



## 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. Images may have been enhanced.

### 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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