



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

47 Abbey Wharf, Mill Road, Shrewsbury, SY2 6AY

**Offers in the Region
of £269,950**

To view this property please call us on **01743 236 800** Ref: T8101/WM/KQ

A well presented and spacious three bedroom townhouse with parking space.

This well appointed town house offers spacious accommodation arranged over three floors and briefly comprises; entrance hall, cloakroom, open-plan living room/kitchen, two bedrooms and bathroom to the first floor, third bedroom with en suite shower room to the second floor. Enclosed rear garden laid for ease of maintenance. Allocated parking space. There is an annual service charge of £250.

Occupying a pleasant and secluded fringe of town centre location, well placed within easy reach of all the major town centre shopping thoroughfares, fashionable bars and restaurants, Theatre Severn, the Quarry Park and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

OPEN-PLAN KITCHEN/LIVING ROOM

24'2" x 10'10" (7.37m x 3.29m)

Kitchen fitted with a range of matching modern wall and base units

Integrated appliances

Understairs store cupboard

Double doors to steps leading down to the garden.

STAIRCASE rising FIRST FLOOR LANDING

BEDROOM 2

10'8" x 13'10" (3.24m x 4.22m)

BEDROOM 3

12'8" x 6'7" (3.87m x 2.01m)

BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

STAIRCASE rising from first floor landing to SECOND FLOOR LANDING with large store cupboard.

BEDROOM 1

11'6" x 6'7" (3.51m x 2.00m)

EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

Allocated parking space to the front of the property.

Steps from living room to an enclosed rear garden which is laid mainly to AstroTurf for ease of maintenance with a paved patio and decked pathway leading to large decked area providing ideal seating and entertaining space. Rear pedestrian gate.



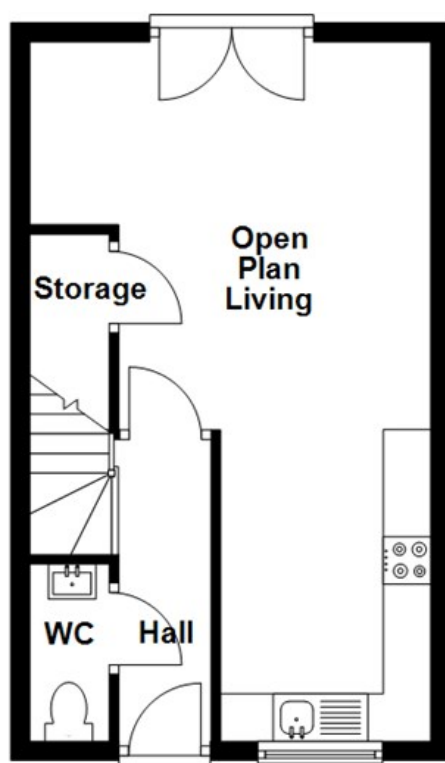




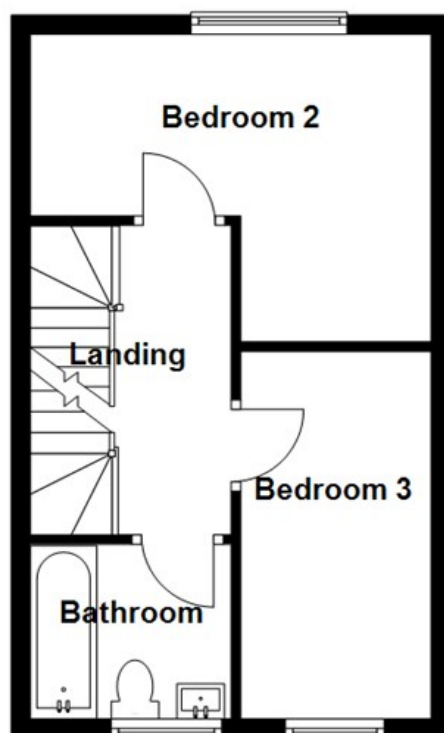


FLOOR PLANS ...

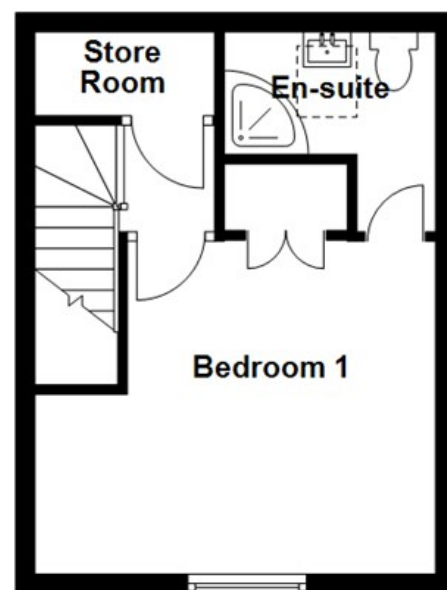
Ground Floor



First Floor



Second Floor



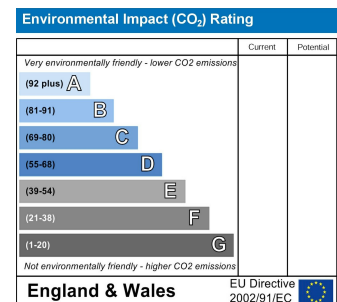
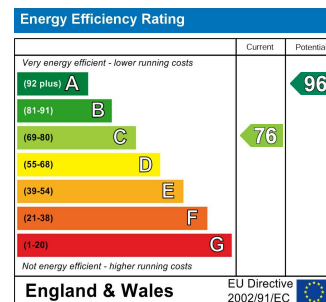
Total area: approx. 921.9 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and along Abbey Foregate, proceed through the traffic lights and after a further short distance turn right into Mill Road where Abbey Wharf will be found at the bottom of Mill 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

Council Tax Band: C

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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