



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

55 Percy Street, Greenfields, Shrewsbury SY1 2QG

£235,000 Region

To view this property please call us on **01743 236 800** Ref: T6891/SF/MU

An immaculately presented, 3 bedroomed, semi-detached family home.

ON LINE VIEWING - This well appointed and well proportioned 3 bedroomed, semi-detached family home has rooms of pleasing dimensions with double glazed windows, gas-fired central heating and neatly landscaped rear garden.

The property is conveniently situated on the northern side of Shrewsbury in a popular residential area within walking distance of Shrewsbury town centre, close to local amenities, schools and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

2'8" x 7'10" (0.81m x 2.40m)

LOUNGE

11'11" x 12'11" (3.63m x 3.94m)

With bay window
Log burning stove.

DINING ROOM

11'11" x 12'11" (3.63m x 3.94m)

Window to rear.

Door leading to :

CELLAR

14'2" x 6'7" (4.31m x 2.00m)

Dry lined cellar which is carpeted and painted.

KITCHEN

11'11" x 7'5" (3.63m x 2.26m)

Fitted with a range of matching modern kitchen units with integrated appliances

SUN ROOM

With French doors leading on to the rear garden.

2'8" x 9'7" (0.81m x 2.92m)

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

BEDROOM 1

11'8" x 12'11" (3.56m x 3.94m)

Built in store cupboard.

Access to loft.

BEDROOM 2

11'11" x 7'7" (3.63m x 2.31m)

BEDROOM 3

6'11" x 8'5" (2.11m x 2.56m)

BATHROOM

4'4" x 7'9" (1.32m x 2.36m)

Newly fitted bathroom comprising panelled bath with shower over

wc low type flush

Pedestal wash hand basin.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a shallow forecourt enclosed by a dwarf brick wall. A shared pathway leads down the side of the property serving the formal reception area and continues to gated access to the rear.

Attractive landscaped REAR GARDEN with paved patio with a paved path leading to a further patio area at the rear and flanked by lawn and floral and shrubbery borders. The whole enclosed by closely boarded wooden fencing.



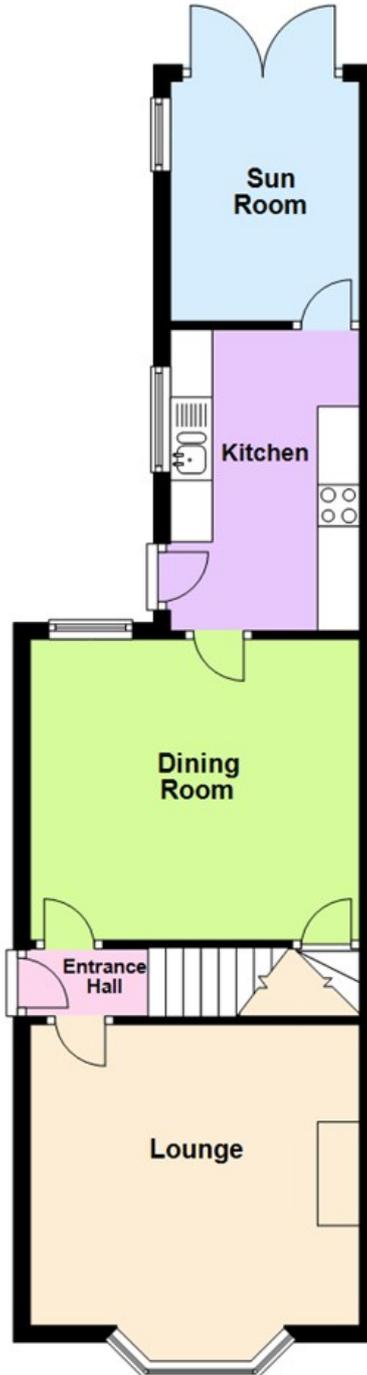




FLOOR PLANS ...

Ground Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



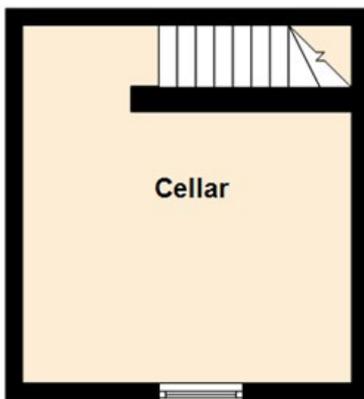
First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Basement

Approx. 16.2 sq. metres (174.2 sq. feet)



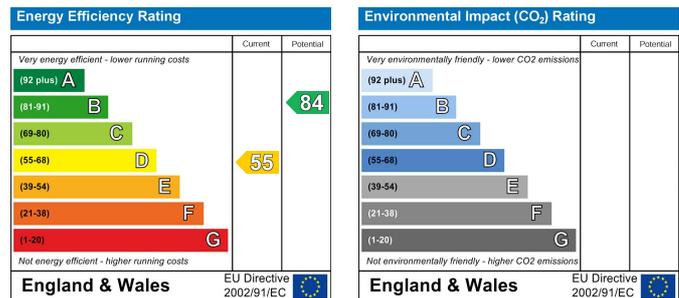
Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

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 along Smithfield Road and up Coton Hill. Proceed over the mini roundabout and proceed for a further distance turning right into Greenfield Street, second right into Percy Street where the property will be situated 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

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.

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The UK's number one property website

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