



12 Floreat Place, Shrewsbury, SY2 6RN

Shrewsbury & Country House Sales

MILLER
EVANS

12 Floreat Place, Shrewsbury, SY2 6RN

£243,000

Freehold

- Well appointed, modern, semi-detached house
- Two bedrooms and bathroom
- Living room/dining room with French doors to the garden
- Modern fitted kitchen with integrated appliances
- Two allocated parking spaces
- Enclosed rear garden laid for ease of maintenance
- Popular and convenient location close to excellent local amenities



This well appointed, modern, two bedroom semi-detached house offers comfortable accommodation briefly comprising; entrance hall, cloakroom, living room/dining room with French doors to the rear garden, modern kitchen with integrated appliances, two bedrooms and a bathroom. The property benefits from two allocated parking spaces and an enclosed easily maintained rear garden with a superb garden room offering a variety of uses, including home office/gym.

The property is situated in a cul-de-sac position on this newly developed residential area, well placed within easy reach of local amenities, including popular schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

KITCHEN

9'2" x 8'2"

Fitted with a range of modern matching wall and base units with integrated appliances

LIVING ROOM / DINING ROOM

16'1" x 13'1"

French doors to rear garden

Staircase rising from the entrance hall to first floor landing.

BEDROOM 1

16'1" x 9'10"

BEDROOM 2

12'2" x 8'6"

BATHROOM

Panelled bath with shower over, wash hand basin, wc

GARDENS AND GROUNDS

DETACHED GARDEN ROOM / GYM

This room offers flexible accommodation, home office/gym etc and benefits from power and lighting.

The property benefits from two allocated parking spaces.

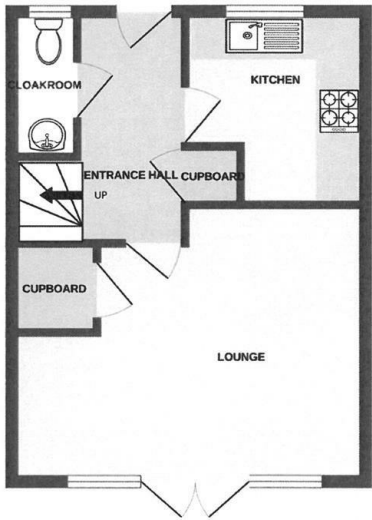
There is an enclosed rear garden laid to artificial lawn for ease of maintenance with a large paved patio providing ideal seating/entertaining space.



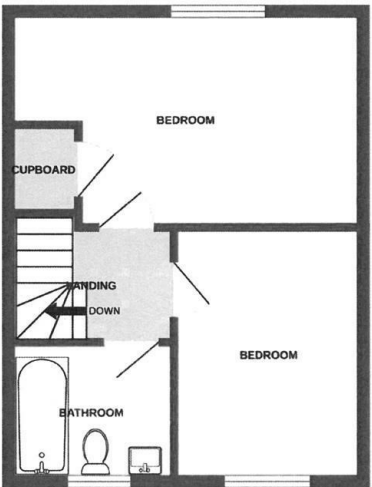
HOW TO GET THERE

The property is best approached out of Shrewsbury along Roman Road. Ccontinue to the Meole Brace island, taking the second exit and continue for some distance along Otley Road. Continue to the second set of traffic lights turning right onto Thrower Road. Turn right at the end continuing on Thrower Road. Turn right onto The Magnolias and right again onto Floreat Place, where the property will be found.

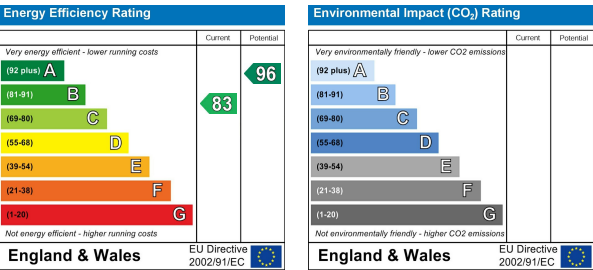
GROUND FLOOR



1ST FLOOR



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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. Some images may have been enhanced. This property may be subject to additional management service charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900



FIND OUR PROPERTIES ON:

Residential Sales & Lettings
Eagle House, 4 Barker Street,
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