



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

79 Longden Coleham, Shrewsbury, SY3 7DZ

£269,500 Region

To view this property please call us on **01743 236 800** Ref: T7864/WM/KQ

A well presented two bedroom terraced house, situated close to excellent local amenities.

This well presented mature two bedroom terraced house provides well planned accommodation briefly comprising; entrance hall, living room, dining room, kitchen, garden room, two bedrooms and bathroom. Private enclosed rear garden.

The property is situated in this highly desirable residential location, within walking distance of local shops, including a range of Artisan stores, for those seeking high quality and hand crafted products, popular schools and within easy reach of the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, Shrewsbury railway station and the ever popular Quarry Park.



FLOOR PLANS

Ground Floor
Approx. 45.6 sq. metres (490.6 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 85.2 sq. metres (917.6 sq. feet)

We accept no responsibility for any mistakes or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

12'2" x 10'8" (3.71m x 3.25m)

Bay window to the front

Fireplace with surround and mantel

DINING ROOM

10'11" x 14'3" (3.33m x 4.34m)

Door to cellar

KITCHEN

8'7" x 8'5" (2.62m x 2.57m)

Range of matching wall and base units

Door to:

GARDEN ROOM

Doors to rear garden

(Currently used as a utility area)

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

10'8" x 14'3" (3.25m x 4.34m)

Built in wardrobes

BEDROOM 2

11'3" x 10'10" (3.43m x 3.30m)

BATHROOM

8'5" x 8'1" (2.57m x 2.46m)

Panelled bath

Wash hand basin, wc

Window

Store cupboard

OUTSIDE THE PROPERTY

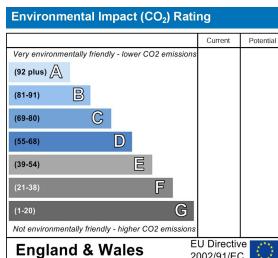
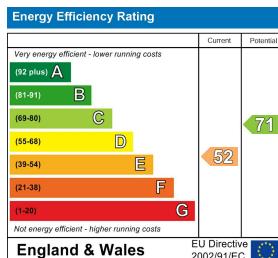
The property is approached via steps leading to the reception area, flanked by small garden area.

Enclosed COURTYARD REAR GARDEN laid to gravel with mature floral and shrubbery beds and borders.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Coleham Head. At the mini island, turn right into Longden Coleham and continue where the property will be found on the left hand side.



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

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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.

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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Shrewsbury SY1 1QJ
Tel: 01743 236800

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Church Stretton SY6 6DA
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