



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

61 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FU

£260,000 Region

To view this property please call us on **01743 236 800** Ref: T7693/SL/lrd

Neatly kept and particularly well appointed, spacious, ground floor two bedroom leasehold apartment.

The apartment provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout and is presented by the current owners to an exacting standard. The property is situated on the ground floor of this award winning development and benefits from full gas fired heating and double glazing. There is a private and enclosed garden with gateway access to a pathway leading to the communal parking area, with two allocated parking spaces.

The property is well placed on this residential development, close to excellent amenities including local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury bypass, allowing ease of access to the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

From the main communal entrance, a panelled door to a spacious:

ENTRANCE HALL

Built in cloaks cupboard

Further built in airing cupboard enclosing insulated cylinder and slatted shelving

OPEN PLAN LIVING

18'2" x 22'5" (5.54m x 6.82m)

L-shaped open plan living area with window and glazed French doors opening onto and overlooking the private and enclosed GARDEN.

KITCHEN

Neatly appointed and fitted with a range of modern units with integrated appliances, including washing machine, dish washer, four ringed gas hob with cooker hood, integrated oven and microwave combination oven, fridge and freezer.

MASTER BEDROOM

13'0" x 13'2" (3.96m x 4.01m)

Two windows to rear

Built in wardrobe with mirror fronted sliding doors

EN-SUITE SHOWER ROOM

Corner shower cubicle with direct mixer shower

Wash hand basin

Low flush wc

BEDROOM 2

13'0" x 9'1" (3.96m x 2.76m)

Window to rear

PRINCIPAL BATHROOM

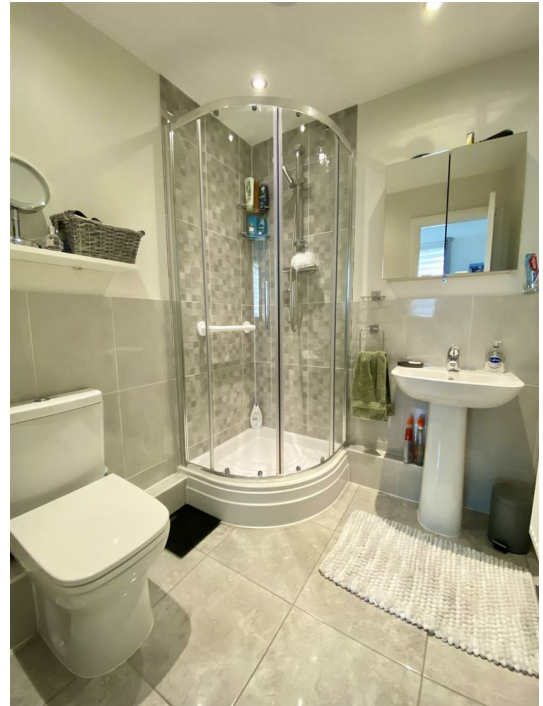
Panelled bath

Dressing surface with inset hand basin and vanity cupboard

WC with concealed low flush

OUTSIDE THE PROPERTY

Enclosed, private garden with a paved patio and terrace, further gravelled area, the whole enclosed by an ornamental wrought iron balustrade with gateway, allowing access to the two allocated parking spaces.

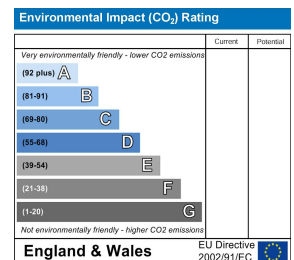
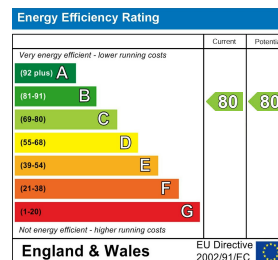


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island taking the second exit onto The Mount. Proceed the full length of The Mount turning right onto Shelton Road, bearing left onto the Welshpool Road and at the island take the first left into Somerby Drive and after a short distance turn right into The Furlongs. After a short distance bear right round to The Furlongs.



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 Leasehold 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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