



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Longner Street, Shrewsbury, SY3 8QS

£300,000 Region

To view this property please call us on **01743 236 800** Ref: T6924/SF/KQ

An immaculately presented and recently modernised three bedroom end terraced period property.

This well appointed mature, three bedroom end of terrace property benefits from recent refurbishment throughout including a new roof, newly fitted double glazed windows to the rear, new boiler and original character features throughout. Additional parking space to the rear.

The property is conveniently situated in this popular and sought after residential area. Mountfields is a charming, historic area of Shrewsbury, a few minutes walk from the town centre, Theatre Severn, Shrewsbury Railway Station, the river and the Quarry Park.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

Minton tiles

DINING ROOM

11'4" x 11'1" (3.45m x 3.38m)

SITTING ROOM

11'1" x 10'11" (3.38m x 3.33m)

Bay window to the front

KITCHEN

13'7" x 7'5" (4.14m x 2.26m)

Newly fitted kitchen with a built in cupboard

Parquet wooden flooring leading to Dining Room.

STAIRCASE rising from the entrance hall rising to FIRST FLOOR LANDING

BEDROOM 1

11'0" x 13'8" (3.35m x 4.17m)

BEDROOM 2

11'6" x 8'7" (3.51m x 2.62m)

BOX ROOM / AIRING ROOM

SHOWER ROOM

Newly fitted with large corner shower cubicle

Wash hand basin, wc

STAIRCASE continues to:

BEDROOM 3

12'10" x 13'7" (3.91m x 4.14m)

OUTSIDE THE PROPERTY

The property is divided from the road by a dwarf brick wall with shared pathway leading to the reception area.

There is a neatly kept REAR GARDEN laid to lawn with paved patio area, well stocked floral and shrubbery borders, feature path leading to the rear workshop/shed. Vegetable patch.

A gateway allows access to a pathway leading to the allocated privately owned parking space. The property has a legal right of way along the back of the terrace to the parking area.



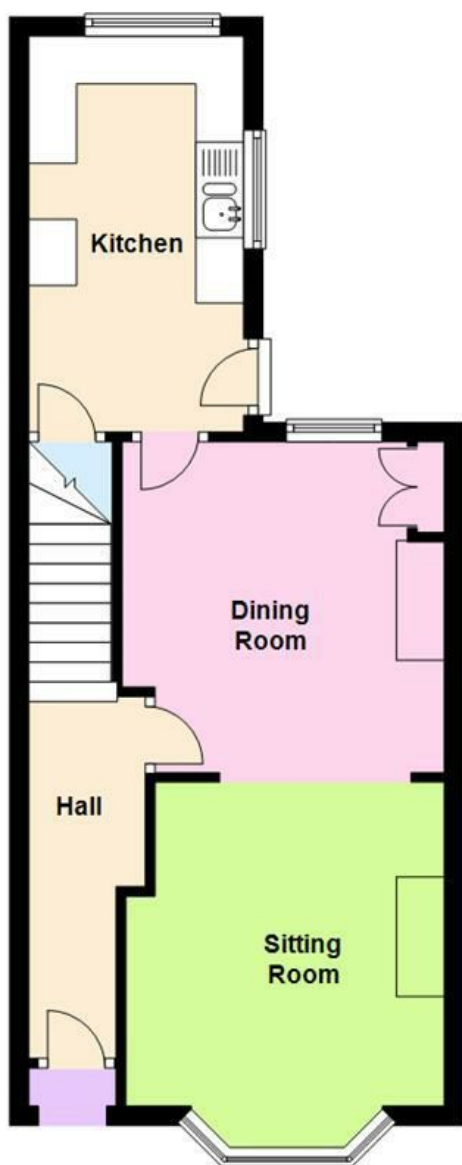




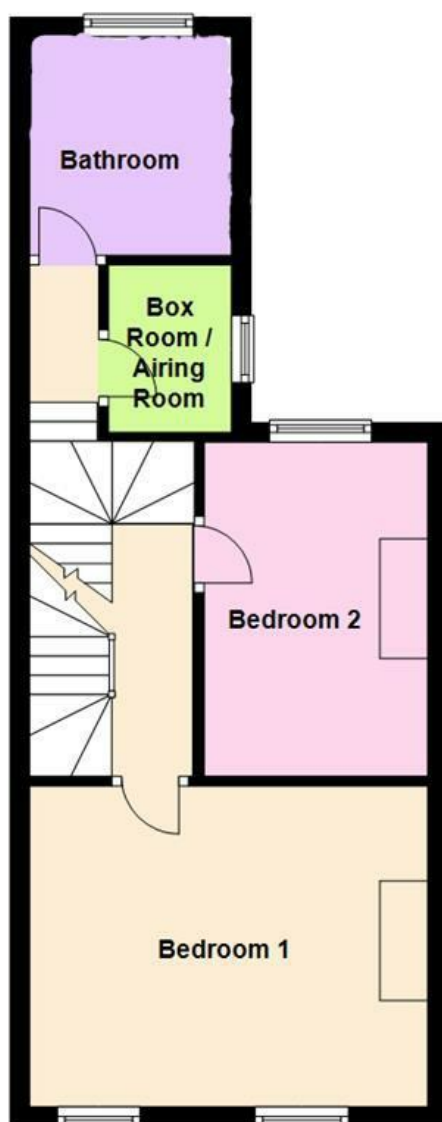


FLOOR PLANS ...

Ground Floor



First Floor



Second Floor

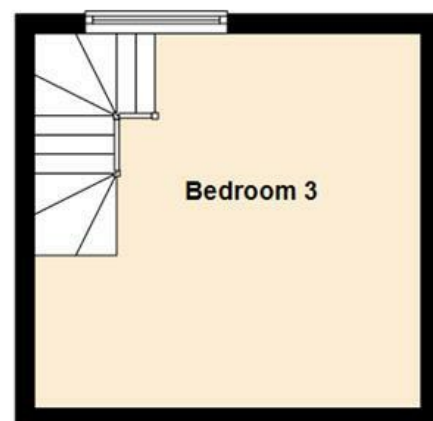
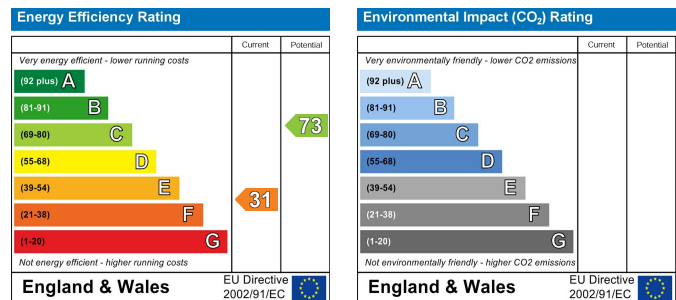


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge and continue around the Frankwell island heading back towards the town centre, bearing left into Frankwell Quay, left into Whitehorse Passage and first right into Longner Street, where the property will be found towards the end of the street 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.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.
Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)