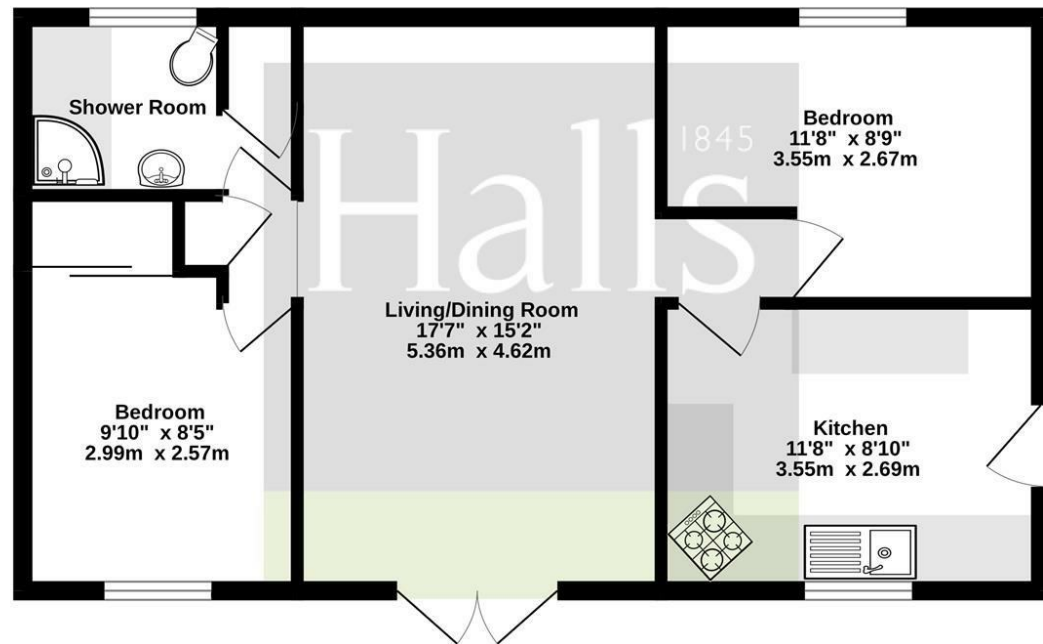


FOR SALE

12 Kaymaur Close, Dudleston Heath, SY12 9NB



Ground Floor  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

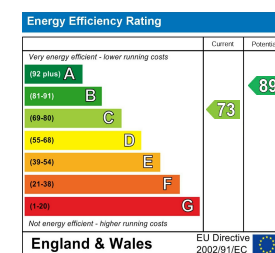
Offers in the region of £125,000

12 Kaymaur Close, Dudleston Heath, SY12 9NB

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

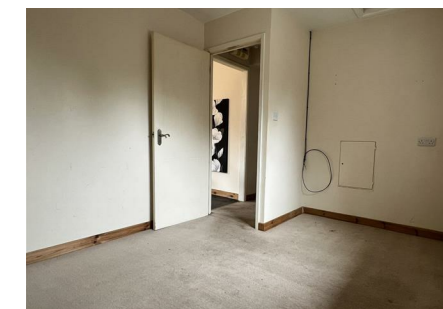


01691 622 602

Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



A well-designed two-bedroom semi-detached bungalow offering scope for selective modernisation in some areas whilst boasting easy-care gardens and ample parking, conveniently situated in a popular residential development within the village of Dudleston Heath.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Bungalow
- Well Designed
- No Onward Chain
- Off-Street Parking
- Easy-Care Gardens
- Village Location

**DESCRIPTION**

Halls are delighted with instructions to offer 12 Kaymaur Close in Dudleston Heath for sale by private treaty.

12 Kaymaur Close is a well-designed two-bedroom semi-detached bungalow offering scope for selective modernisation in some areas whilst boasting easy-care gardens and ample parking, conveniently situated in a popular residential development within the village of Dudleston Heath.

Internally, the property offers well proportioned and well designed living accommodation which now provides opportunity for selective modernisation, with accommodation currently comprising: a Kitchen, Living/Dining Room, two Bedrooms, and a Shower Room.

Externally, the property is positioned within easy care gardens which, at present offer a largely brick paved area alongside sections of artificial grass, with a timber garden storage shed and a substantial timber workshop.

The sale of 12 Kaymaur Close does, therefore, provide the exciting opportunity for purchasers to acquire a well designed two bedroom bungalow with excellent scope for modernisation in this convenient village location.

The property is offered with the benefit of no onward chain.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a opaque UPVC double glazed door in to a:

**KITCHEN**

11'7" x 8'9" (3.55 x 2.69)  
Tiled flooring, UPVC double glazed window on to front elevation, a fitted kitchen comprising a selection of base and wall units with roll topped work surfaces over, an inset stainless steel sink with draining area to one side and (H&C) mixer tap above, tiled splashbacks, recessed freestanding cooker with four ring gas hob and oven and grill below, planned space for further appliances, extractor hood over the oven, and with space for breakfast bar or appliances below.

**LIVING/DINING ROOM**

17'7" x 15'1" (5.36 x 4.62)  
Fitted carpet as laid, fully glazed UPVC double glazed doors on to front elevation.

**BEDROOM ONE**

11'7" x 8'9" (max) (3.55 x 2.67 (max))  
Fitted carpet as laid, UPVC double glazed window on to rear elevation, inspection hatch to loft space.

**INNER HALLWAY**

Fitted carpet as laid, door in to storage cupboard with shelving and clothes rails and a further door leading in to:

**BEDROOM TWO**

9'9" x 8'5" (2.99 x 2.57)  
Fitted carpet as laid, UPVC double glazed window on to front elevation, sliding doors allowing access in to a recessed wardrobe/storage space with clothes rail and shelving.

**FAMILY SHOWER ROOM**

Tiled flooring, opaque UPVC double glazed window on to rear elevation and a bathroom suite comprising a shower cubicle with fully tiled surround and mains fed shower with rainfall shower head, pedestal hand basin, low flush WC, inspection hatch to loft space partly tiled walls and a door in to an Airing Cupboard which houses the Ideal gas fired boiler along with slatted shelving.

**OUTSIDE**

The property is approached through a full height metal gate set within timber fencing and has been designed with ease of maintenance in mind; currently providing a predominantly brick paved area with sections of artificial lawn, with the brick paving leading around the side of the property to a further paved area ideal for bin storage etc. The garden contains a timber garden storage shed and a:

**GARDEN WORKSHOP/STORE**

11'5" x 7'2" (3.5m x 2.2m)  
Of timber construction and set on to a concrete base and with power and light laid on.

Beyond the fencing is parking space for a number of vehicles.

**W3W**

///scrapping.processor.contoured

**N.B.**

The property may be of particular interest to landlords and, until recently, achieved a rent of £695pcm, this providing a gross yield of circa 6.67%

**SERVICES**

We understand that the property has the benefit of mains water, electricity, gas, and drainage,

**TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**COUNCIL TAX**

The property is in band 'B' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.