

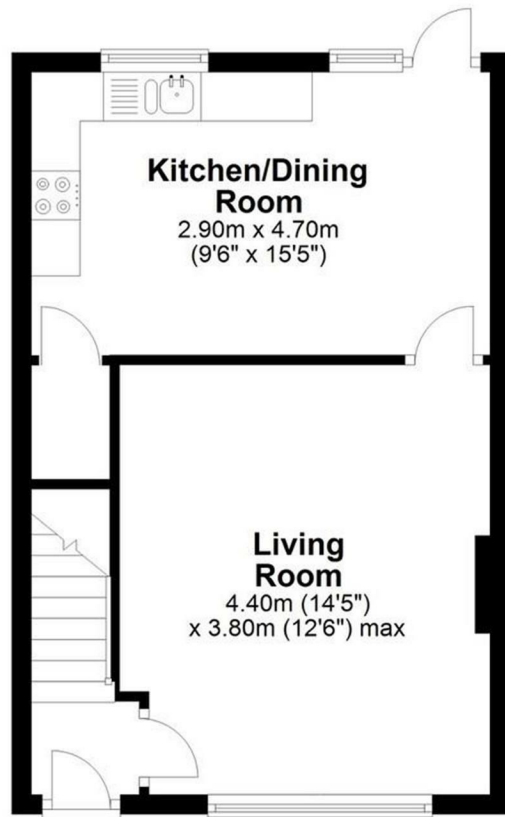
FOR SALE

36 Sussex Place, Hamilton Drive, Telford Estate, Shrewsbury, SY2 5UH



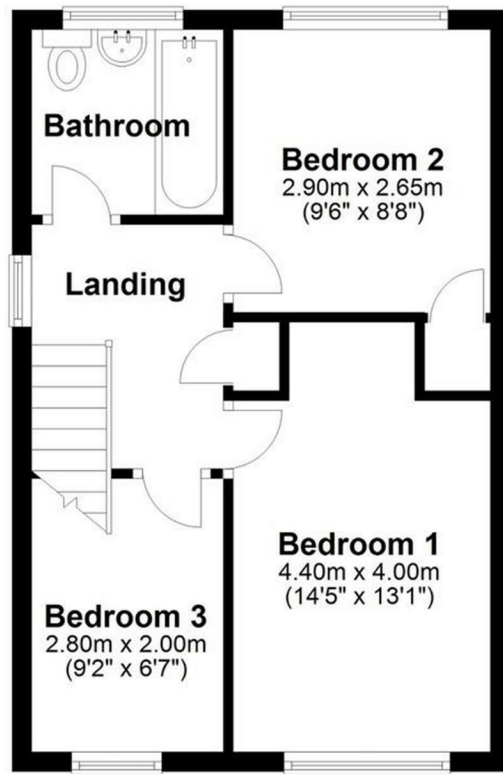
Ground Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 sq. feet)



FOR SALE

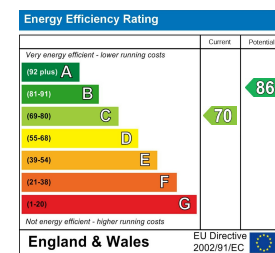
Offers in the region of £229,950

36 Sussex Place, Hamilton Drive, Telford Estate, Shrewsbury, SY2 5UH

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



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Attractive semi-detached house
- Spacious accommodation
- Gardens to front and rear
- Garage and Driveway Parking for 2 Vehicles
- Overlooking fields
- Close to amenities

#### DESCRIPTION

36 Hamilton Drive is a most appealing semi-detached house which will no doubt have wide market appeal. The ground floor boasts a spacious living room, kitchen diner positioned to the rear with doors going out to the gardens. To the first floor, there are three bedrooms and a bathroom which has a white suite. Outside, there is driveway parking which gives access to the detached garage. The gardens can be found to both the front and rear and are a most attractive feature comprising neatly maintained lawns, patio seating areas and numerous shrubbery beds and borders. It should be noted that the rear gardens adjoin fields.

#### ACCOMMODATION

##### STORM PORCH

With panelled part glazed entrance door leads into:

##### ENTRANCE VESTIBULE

With staircase to first floor. Door to:

##### LIVING ROOM

With ornamental fireplace housing living flame coal effect gas fire with decorative surround, dado rail, door to:

##### KITCHEN DINER

Providing a range of eye and base level units comprising cupboards and drawers with work surface over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted WORCESTER gas fired central heating boiler. Space and connection for electric cooker. Useful built in under stair storage cupboard. Space for fridge freezer. Window with pleasant aspect down gardens. UPVC glazed access door to rear.

#### FIRST FLOOR LANDING

With access to loft space. Built in airing cupboard housing insulated hot water cylinder. Doors off and to:

##### BEDROOM 1

With built in wardrobe.

##### BEDROOM 2

With built in wardrobe. Lovely view over gardens and fields beyond.

##### BEDROOM 3

With built in storage cupboard/wardrobe.

##### BATHROOM

With low level WC, pedestal wash hand basin and panelled bath with shower over. Part tiled walls and tiled splash.

##### OUTSIDE

The property provides driveway parking which also leads to the detached garage.

##### GARAGE

With metal up and over entrance door. Power and light points.

##### THE GARDENS

The gardens offer neatly maintained lawns and well stocked herbaceous shrubbery beds and borders. The majority of the gardens are located to the rear. Immediately adjacent to the kitchen/diner is a flagged patio area with adjoining flowing lawns flanked by abundantly stocked shrubbery beds and borders. To the bottom section of the garden is a larger flagged sun terrace which offers a fantastic outdoor entertaining space. Timber and felt storage shed. External cold water tap. A flagged and gated pathway gives access down the outside of the property. It should be noted that the rear gardens adjoin fields.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

The white goods are included in the sale. Only those items described in these particulars are included in the sale.

##### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

##### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)