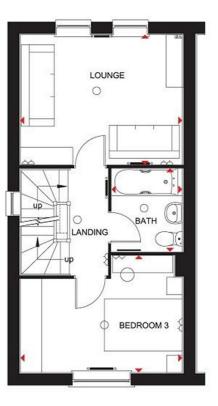
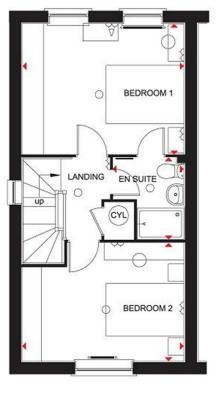
51 Yew Tree Close Spring Gardens, Shrewsbury, SY1 2UR



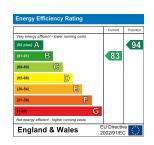




Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/financial advice. We are able to recommend a completely independent financial advisor,

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







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.



FOR SALE

Offers In The Region Of £240,000

51 Yew Tree Close Spring Gardens, Shrewsbury, SY1 2UR

A particularly spacious and attractively presented town house providing a versatile layout with garage and easily maintained gardens in this convenient and popular residential locality.







Close to amenities.



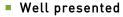












Spacious accommodation

Over 3 floors

Garden

Parking and Garage

Convenient location

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane along Chester Street. Proceed under the railway bridge getting in the left hand lane and continue along St Michaels Street going straight over the mini roundabout. Take the right turn at the next roundabout into Yew Tree Close and the property will be identified after a short distance on the left hand side.

SITUATION

The property is located in a most desirable and popular residential area with the benefit of a number of amenities including shops and school. The town centre is readily accessible and offers a further more comprehensive range of both social and leisure facilities together with a rail service. Commuters have excellent access off to the A5 and then on to the M54 motorway.

DESCRIPTION

51 Yew Tree Close is a town house built by David Wilson Homes and offers particularly well presented and spacious accommodation over three floors. The ground floor boasts a superb open plan living dining kitchen arrangement with double doors leading out to the rear garden. There is also a guest WC and study. To the first floor is a spacious living room, bedroom 2 and the family bathroom. To the second floor are two further bedrooms sharing a 'Jack & Jill' style shower room. Outside, the property is approached off street to the front and has driveway parking and a garage located to the rear. The gardens are mostly located to the rear of the house and comprise patio and low maintenance gravelled seating areas, water features and shrubbery beds and borders.

ACCOMMODATION

A part glazed entrance door with part glazed entrance panel leads into:

ENTRANCE HALL

With Karndean flooring and staircase rising to first floor. Built in utility cupboard with space and plumbing for washing machine. Wall mounted IDEAL gas fired central heating boiler.

GUEST WO

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, extractor fan.

STUDY

6'5 x 7'10

With Karndean flooring.

OPEN PLAN LIVING DINING KITCHEN

KITCHEN AREA

6'5 x 9'4

With Karndean flooring. Useful under stair pantry cupboard. Providing a modern range of eye and base level units comprising cupboards and drawers. With generous work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap over. Integral Electrolux double oven with 6 rings stainless steel Electrolux gas hob unit over, stainless steel splash and extractor hood. Space for fridge. Space for freezer. Space and connection for dishwasher.

LIVING DINING AREA

13'8 x 11'

With Karndean flooring and twin glazed French doors providing attractive aspect and access out to the rear gardens.

FIRST FLOOR LANDING

With staircase rising to second floor. Doors off and to:

LIVING ROOM

13'8 x 11'0

With Karndean flooring and pleasant outlook.

BEDROOM 3

13'8 x 9'10

With open outlook over trees and hills in the distance.

BATHROOM

Providing a modern white suite with low level WC. Pedestal wash hand basin and panelled bath with feeder shower attachment. Part tiled walls and tiled splash. Wall mounted heated towel rail and extractor fan.



SECOND FLOOR LANDING

BEDROOM 1

11'8 x 11'0

With an extensive range of built in wardrobes. Door to:

JACK & JILL SHOWER ROOM

Providing a modern white suite comprising low level WC, pedestal wash hand basin and large shower cubicle with mains fed shower. Sliding splash screen. Inset tiles. Shaving connection point. Heated towel rail and extractor fan.

BEDROOM 2

13'8 x 10'0

With access to loft space. Built in airing cupboard housing the hot water cylinder.

OUTSIDE

The property is approached off street to the front with block paved steps leading to the main entrance door. The property offers driveway parking to the rear whilst also giving access to the:

GARAGE

Metal up and over entrance door. Power and light points. Part glazed pedestrian door to garden.

THE GARDENS

To the front the gardens offer a deeply stocked and established herbaceous border. The rear gardens are an attractive feature and have been landscaped by the current owners to offer a flagged patio seating area with central gravelled section currently split with nature pond and potted plants, together with additional entertaining area. Two external double power sockets. Pedestrian gate leading to driveway. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

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 Council Tax Band need to be verified. Please confirm the council tax details via Shropshire Council on $0345\ 6789002$ or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com