

FOR SALE

Halls 1845

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



FOR SALE

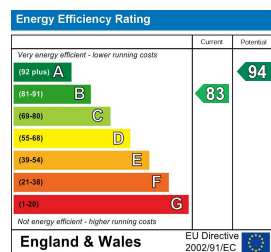
Offers In The Region Of £240,000

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

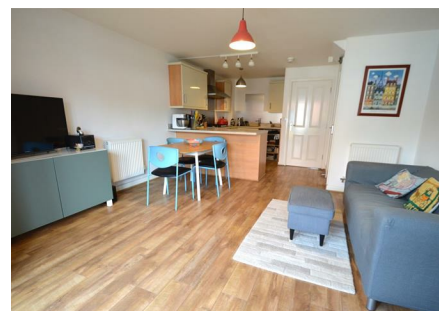


A particularly spacious and attractively presented town house providing a versatile layout with garage and easily maintained gardens in this convenient and popular residential locality.



01743 236 444

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



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Close to amenities.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Well presented
- Spacious accommodation
- Over 3 floors
- Garden
- Parking and Garage
- Convenient location

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 WC

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 11'0
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 panellled bath with feeder shower attachment. Part tiled walls and tiled splash. Wall mounted heated towel rail and extractor fan.

SECOND FLOOR LANDING

Doors off and to:

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@halls.gb.com