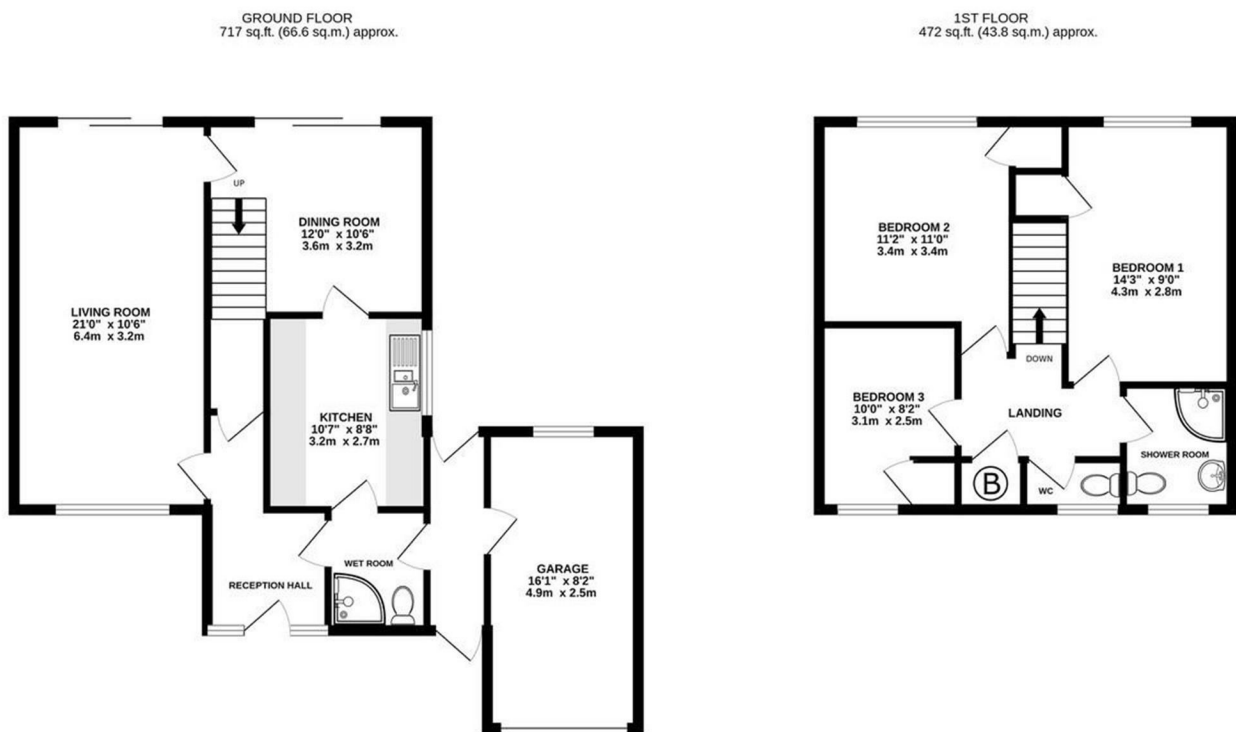


FOR SALE



5 Downfield Road, Shrewsbury, SY3 8YF



TOTAL FLOOR AREA: 1199 sq.ft. (110.5 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 £325,000

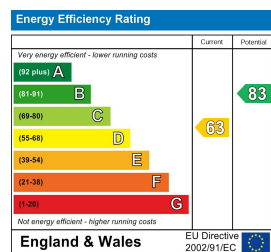
5 Downfield Road, Shrewsbury, SY3 8YF

A well presented and attractively proportioned detached house, set with garage and easily maintained gardens in this highly sought after locality.

**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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MILEAGES: Close to town amenities.



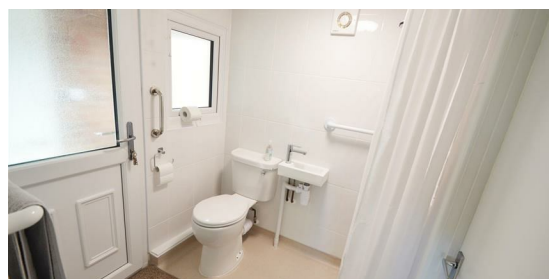
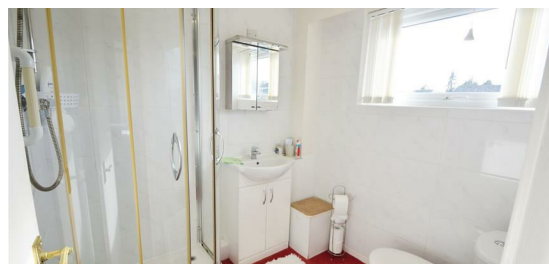
2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached house
- Well proportioned rooms
- Driveway and garage
- Easily maintained gardens
- Popular location
- Close to town amenities

#### ACCOMMODATION

Panelled part glazed entrance door leads into:

#### ENTRANCE HALL

Understairs storage cupboard.

#### LIVING ROOM

Coved ceiling, range of fitted shelving with storage cupboards under. Sliding patio doors leading out to rear gardens.

#### DINING ROOM

With staircase rising to first floor. Coved Ceiling. Sliding patio doors to rear garden.

#### KITCHEN

Providing a range of eye and base level units, comprising cupboards and drawers with generous work surface area over, and incorporating a one and a half bowl stainless sink unit and drainer with mixer tap over. Part tiled walls and tiled splash. Integral BEKO electric oven and grill with four ring induction hob unit and filter hood over. Space and plumbing for washing machine. Integrated fridge.

#### WET ROOM

With low level WC, wall mounted wash hand basin and shower area with electric shower unit and splash curtain. Fully tiled walls. Access door to:

#### SIDE LOBBY

With UPVC panelled and part glazed access doors to both the front and rear. Door to garage. Also has cold water tap.

#### FIRST FLOOR LANDING

With access to loft space. Built in linen cupboard with fitted shelving.

#### BEDROOM ONE

With built in wardrobe, window with elevated aspect.

#### BEDROOM TWO

With built in wardrobe and elevated aspect.

#### BEDROOM THREE

With built in wardrobe.

#### GUEST WC

WC and radiator.

#### SHOWER ROOM

Providing a white suite comprising low level WC. Wash hand basin set in vanity unit with storage cupboards under. Corner shower cubicle with mains fed shower unit, inset tiles, sliding splash screen. Ceiling downlighters and extractor fan.

#### OUTSIDE

The property is approached over a part tarmac and part gravelled parking area, with space for numerous vehicles, whilst also giving access to the garage.

#### GARAGE

Metal up and over entrance door with power and light points.

#### GARDENS

To the front the gardens offer easily maintained and well stocked shrubbery beds and borders. To the rear, the gardens are two tiered with the top section offering a neatly manicured lawn together with flagged sun terrace and patio seating areas. Steps then lead down to the bottom area containing further lawns and seating areas with room for potted plants. There are a number of well stocked floral shrubbery beds and borders.

#### SERVICES

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

#### COUNCIL TAX

The property is currently showing as Council Tax Band D. 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).

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### VIEWINGS

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

#### FIXTURES AND FITTINGS

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

#### DIRECTIONS

From Shrewsbury town centre proceed to the Frankwell roundabout and take the second exit heading up The Mount. Follow this road past the garage service station on the left and side and take the next left turn turning into Thornhill Road. Continue along taking the left turn into Downfield Road and the property will be identified on the left hand side.

#### SITUATION

The property occupies an attractive position in a sought after residential locality towards the western side of Shrewsbury. A number of amenities are available locally including Woodfield Infants School, St Georges Junior School and a selection of shops, tennis club and bus service. The town centre with its comprehensive range of facilities is within walking distance whilst commuters have ready access to the A5 and local motorway networks. The rail service is available in the town centre.

#### DESCRIPTION

5 Downfield Road is a highly desirable detached house which has been owned since new by the current vendor. The property boasts two ground floor reception rooms, kitchen and useful wet room. To the first floor there are three bedrooms and a shower room with a separate WC. Outside there is generous amount of driveway parking together with an attached garage. The gardens are laid for ease of maintenance, providing neatly manicured lawns, patio seating areas and a variety of floral borders.