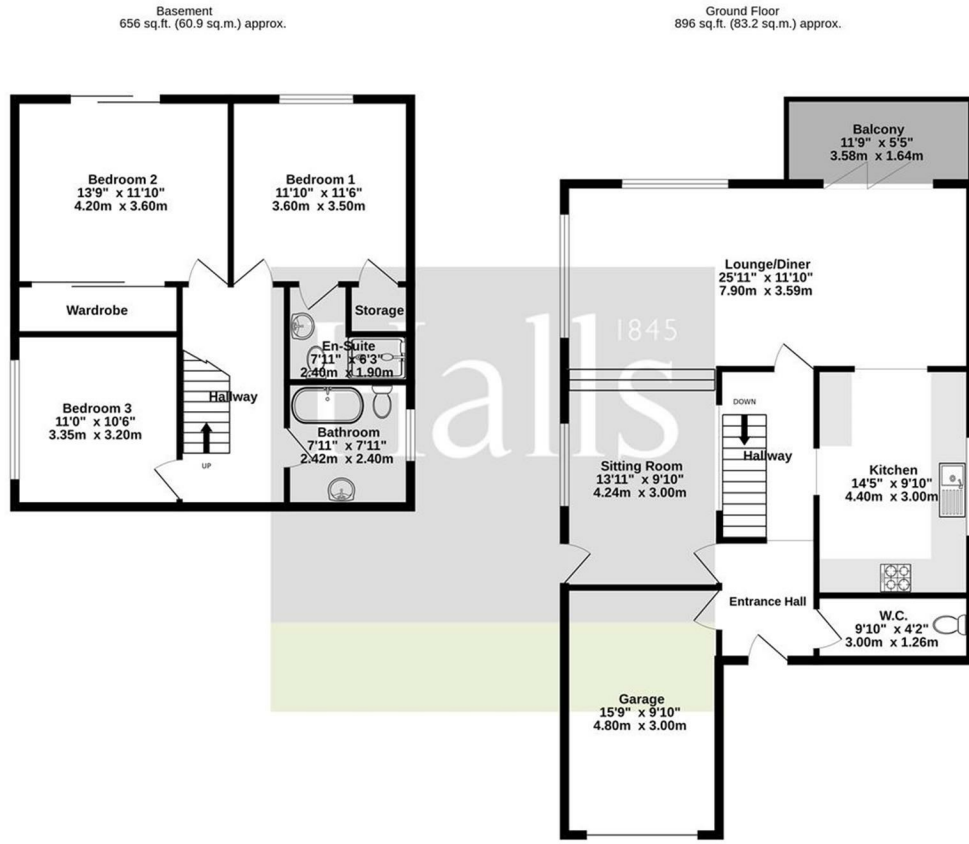


FOR SALE

48 Berwick Road, Shrewsbury, Shrewsbury, SY1 2NA



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 sq.m.) approx.
While 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

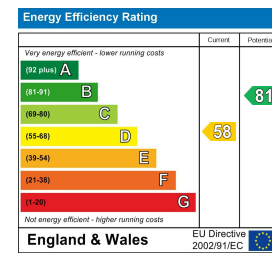
Offers In The Region Of £475,000

48 Berwick Road, Shrewsbury, Shrewsbury, SY1 2NA

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

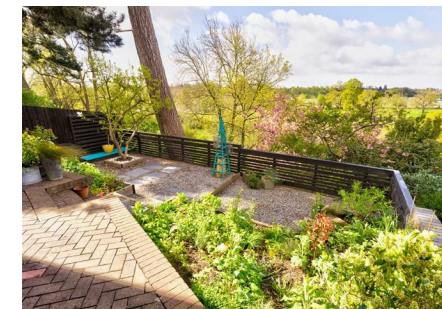


A most impressive and individual detached house providing deceptively spacious accommodation, set with garage, landscaped gardens and stunning views in this highly sought after location.



01743 236 444

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



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Walking distance to town centre amenities.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Beautifully presented
- Versatile and spacious rooms
- Attractively appointed
- Garage and Parking
- Easily maintained gardens
- Stunning views

DESCRIPTION

48 Berwick Road is a truly individual and highly desirable detached house which provides immaculately presented and well proportioned accommodation. The property is split level with the ground floor providing two attractive reception rooms, the living room has a superb outlook and balcony overlooking the West Midlands Showground and beyond. Also to the ground floor is the fitted kitchen, which has QUARTZ worktops together with numerous integrated appliances. Access can be obtained to the garage at this level and there is separate Guest WC. To the lower ground floor are three double bedrooms, one of which has an ensuite shower room whilst the remaining two are served by the main bathroom which has a modern white suite. Outside, there is a gated driveway parking area which leads to the garage. The gardens predominantly sit to the rear and benefit from a south westerly facing aspect, offering easily maintained seating areas together with attractively landscaped well stocked shrubbery beds and borders. The rear gardens have stunning far reaching views.

ACCOMMODATION

Panelled part glazed UPVC entrance door leads into:

ENTRANCE HALL

GUEST WC
Tiled floor, low level WC, wall mounted WORCESTER gas fired central heating boiler.

INNER HALL

With bespoke oak glazed staircase.

OPEN PLAN LOUNGE/DINER

With wall mounted contemporary gas fire, large picture window providing stunning outlook. Tall wall mounted radiator. Bi-folding glazed doors leading onto balcony allowing for full appreciation of the open views.

SITTING ROOM

With oak effect flooring, large roof light. Range of bespoke fitted display shelving. Wall mounted radiator. Part glazed access door to side.

FITTED KITCHEN

With tiled floor and providing a high gloss range of soft close eye and base level units comprising cupboards and drawers with generous QUARTZ work surface area over and incorporating one and a half bowl sink unit and inset QUARTZ drainer with BLANCO mixer tap over. Integral HOTPOINT double oven and grill with four ring ZANUSSI induction hob unit and filter hood over. Under cupboard lighting, QUARTZ splash back and sill. Integral AEG dishwasher, integrated fridge freezer.

Oak stairs with glazed panels lead down to:

LOWER GROUND FLOOR

With hallway leading off to:

BEDROOM ONE

With built in double wardrobe, picture window with far reaching views and door to:

ENSUITE SHOWER ROOM

Providing a white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under and mixer tap over. Corner shower cubicle with mains fed GROHE shower with feeder shower attachment and inset tiling and splash screen. Fully tiled walls.

BEDROOM TWO

Providing twin built in wardrobes and sliding patio doors leading out to the rear gardens and offering a lovely outlook.

BEDROOM THREE

BATHROOM

Providing a modern suite comprising low level WC, wash hand basin set in vanity unit with storage drawers under, mixer tap over. Panelled bath with mains fed shower over with main shower head and additional feeder shower attachment, splash screen. Fitted bathroom storage cupboard. Wall mounted heated towel rail.

OUTSIDE

Timber gates lead onto a concrete driveway which offers parking for numerous vehicles whilst also giving vehicular access to the garage.

GARAGE

With remote controlled electric entrance door, power and light points, fitted work top with one and a half bowl sink unit and drainer with mixer tap, space and plumbing for washing machine, space for freezer. Additional cold water tap.

THE GARDENS

To the front of the property and flanking the driveway are raised well stocked borders and a flagged patio area with room for potted plants. Access is available down either side of the property leading to the rear. The rear gardens have been attractively landscaped offering a brick paved seating area with steps leading down to a gravelled terrace providing further entertaining space with room for potted plants. This area also contains a number of raised abundantly stocked shrubbery beds and borders together with a variety of specimen trees including magnolia. Steps then descend towards Berwick Road meandering through terraced borders containing further variety of deeply stocked plants, shrubs and trees. A pedestrian gate then leads onto Berwick Road. It should be noted that the rear gardens benefit from a south westerly facing direction and have a stunning outlook over the West Midland Showground with hills in the distance.

GENERAL REMARKS

AGENTS NOTE

Please be aware that the photograph featured on the front page of these particulars is of the back of the property.

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 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.

VIEWINGS

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