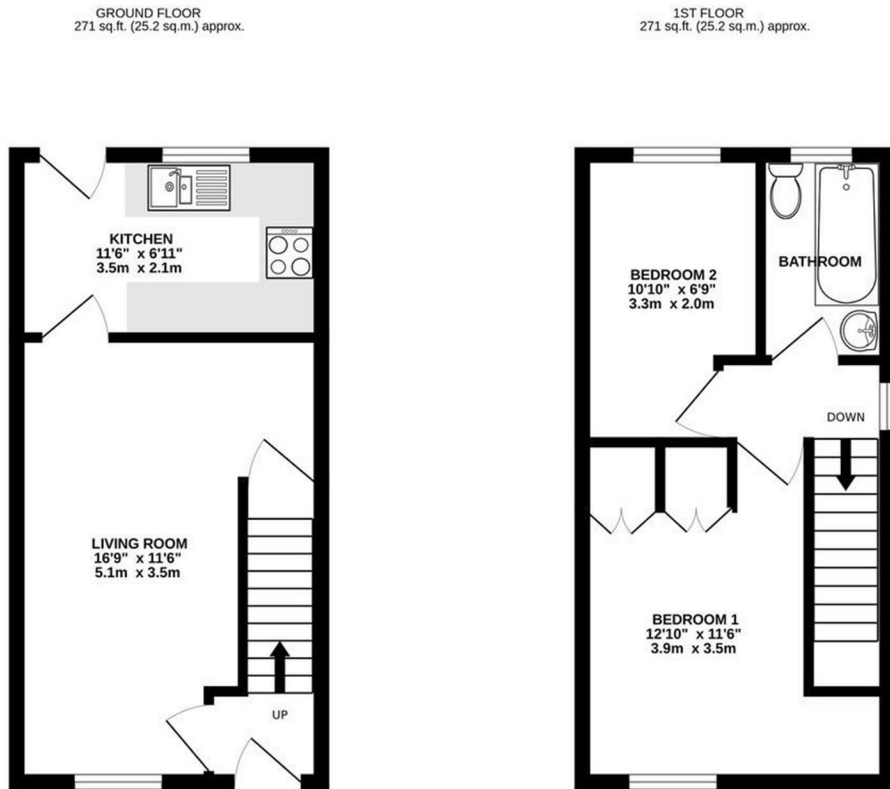


FOR SALE

9 Corporation Lane, Shrewsbury, SY1 2PB

Halls 1845



TOTAL FLOOR AREA: 543 sq.ft. (50.4 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 is given as to their operability or efficiency can be given.  
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FOR SALE

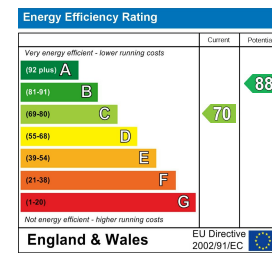
Asking Price £215,000

9 Corporation Lane, Shrewsbury, SY1 2PB

**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 well presented two bedroom semi-detached house, located in a popular residential area with private parking.



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.



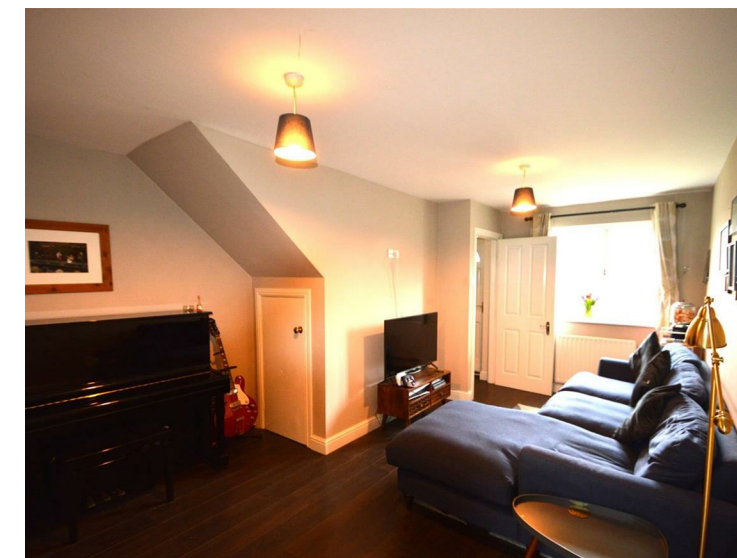
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Sought after location close to town
- Well presented accommodation
- L shaped living/dining room
- Two Double Bedrooms
- Front and Rear Gardens
- Two allocated parking spaces

#### ACCOMMODATION

Wooden entrance door with glazed panels to:

#### RECEPTION HALL

#### LIVING ROOM WITH DINING AREA

Double glazed window to the front, wooden effect flooring, ample space for dining table and deep under stairs storage cupboard.

#### KITCHEN

Fitted with a range of modern wood effect fitted base cupboards, drawers and wall cupboards with work surfaces and tiled splash back. 1 ½ Sink drainer unit with mixer tap, built in single oven, gas hob with extractor hood over. Further appliance spaces for washing machine and fridge freezer. Tiled flooring, double glazed window and door to rear garden.

#### BEDROOM 1

Double glazed window to the front. Two double fitted wardrobes and further storage cupboard housing gas central heating boiler, radiator. Dressing area

#### BEDROOM 2

Double glazed window to the rear, currently used as a spare room/home office.

#### BATHROOM

Fitted with white suite comprising WC, hand basin, panel bath with electric shower unit over, extensive tiled splash backs, extractor fan, heated towel rail/radiator, inset ceiling lights, vinyl floor covering, double glazed window to the rear.

#### OUTSIDE

The property which occupies an elevated position is set back from the road, is approached over a paved pathway with lawn to both sides and flower borders. The rear garden is designed for easy maintenance mainly laid to stone, enclosed with fencing and hedge. Rear gate leads onto the parking area which provides parking for two vehicles.

#### 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 property is currently showing as Council Tax Band B. 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@hallsgb.com](mailto:shrewsbury@hallsgb.com)