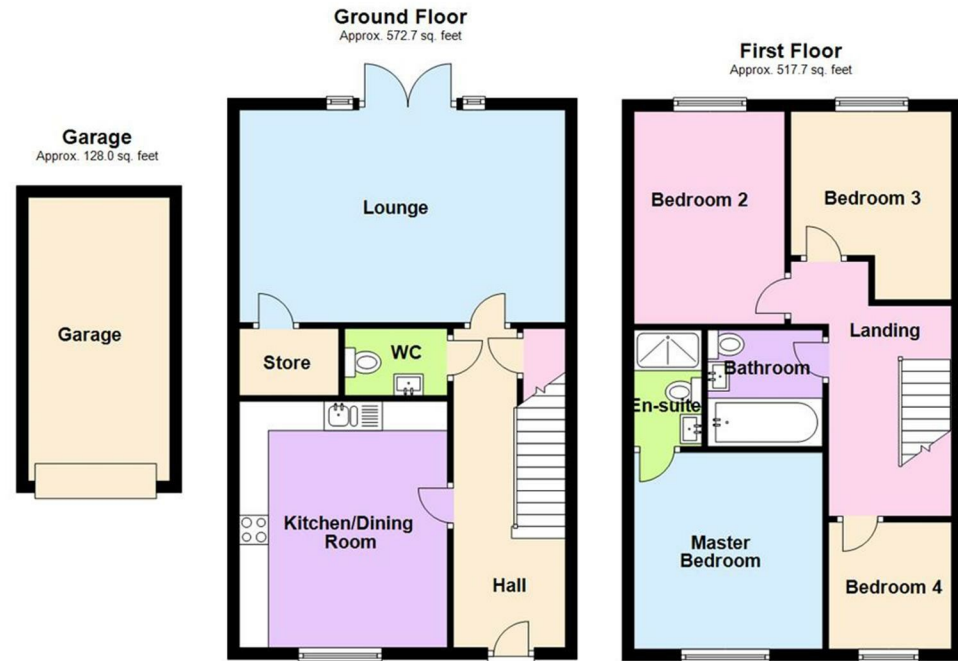


FOR SALE



55 Dove Close, Shrewsbury, SY2 6FB



Total area: approx. 1218.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



FOR SALE

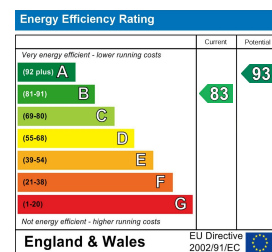
Offers in the region of £375,000

55 Dove Close, Shrewsbury, SY2 6FB

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 beautifully presented and attractively proportioned modern detached house, set with garage and delightful gardens on this highly sought after development.



01743 236 444

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



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Close to town amenities.



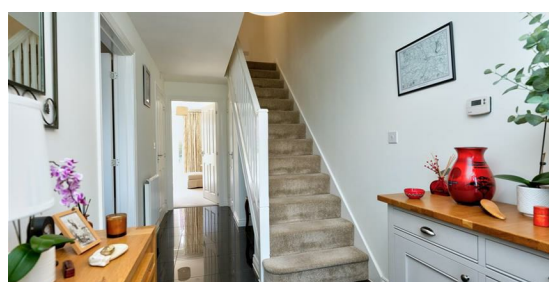
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular development
- Spacious room
- Immaculately presented
- Driveway and garage
- Beautiful gardens
- END OF CHAIN

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge and carry on straight on up through Abbey Foregate to the column roundabout. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T-junction with Oteley Road turn right. Proceed along Oteley Road for a short distance and take a right turn at the traffic lights into Murell Way. Take the next right into Dove Close and the property can be found tucked away on the left hand side.

SITUATION

The property is conveniently situated on the outskirts of town and well placed for local amenities including the Meole Brace retail park which includes Sainsbury's supermarket, schools including Springfield, Holycross, Priory and Meole Brace are easily accessible. In addition there are a number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley Road quickly connects to the A5 and through to the M54 motorway with Telford readily accessible.

DESCRIPTION

55 Dove Close is a well proportioned and beautifully presented modern detached house providing immaculately maintained accommodation. The ground floor boasts an entrance hall together with a delightful living room with double doors out to the gardens. Also to the ground floor is the well fitted kitchen diner and a separate guest WC. To the first floor there are four bedrooms (3 Doubles), the principle of which has an ensuite shower room whilst the remaining three are served by the bathroom. Outside there is driveway parking for circa two vehicles together with a detached garage. The gardens sit predominantly to the rear and offer a flagged patio entertaining area, superb manicured lawn with established and well stocked surrounding herbaceous beds and borders. Positioned at the bottom of the garden is a feature summer house.

ACCOMMODATION

STORM PORCH

With panelled part glazed entrance door leading into:

ENTRANCE HALL

With staircase rising to first floor. Ceramic tiled floor. Useful built in cloaks cupboard with fitted shelving.

GUEST WC

With ceramic tiled floor. Providing a white suite comprising low level WC, pedestal wash hand basin and tiled splash. Extractor fan.

KITCHEN DINER

With ceiling downlighters. Ceramic tiled floor. With a modern 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. Part tiled walls and tiled splash. Integrated fridge freezer. Integral BOSCH electric oven and grill with 4 ring BOSCH electric hob unit over. Filter hood. Integral dishwasher. Eye level cupboard housing the IDEAL gas fired central heating boiler.

LIVING ROOM

With contemporary wall mounted radiator. Built in storage cupboard with fitted shelving and twin glazed doors leading out to the rear sun terrace and gardens.

FIRST FLOOR LANDING

With access to loft space and doors off and to:

BEDROOM 1

With built in double wardrobe. Door to:

EN-SUITE SHOWER ROOM

With tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin and large shower cubicle with inset tiling and splash screen. Ceiling downlighters and extractor fan.

BEDROOM 2

A sizeable double bedroom with built in double wardrobe. Window with lovely aspect over gardens towards the Church.

BEDROOM 3

Sizeable double bedroom.

BEDROOM 4

With useful fitted shelving.

BATHROOM

With tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with feeder shower attachment. Part tiled walls. Shaving connection point. Ceiling downlighters. Extractor fan.

OUTSIDE

The property is approached over a brick paved pathway which leads to the front entrance door. The driveway which is laid to tarmac offers a generous amount of parking and gives access to the detached garage.

DETACHED GARAGE

Metal up and over entrance door. Power and light points.

THE GARDENS

To the front the gardens are laid for ease of maintenance with borders with room for potted plants. The majority of the gardens are positioned to the rear and offer a generous flagged sun terrace entertaining area adjoined by a beautifully manicured lawn, surrounded by abundantly stocked and well established shrubbery beds and borders, containing numerous specimen plants and shrubs. Timber and felt storage shed. A flagged pathway gives access to a feature summer house which provides a lovely space overlooking the gardens. External cold water tap. External double power socket.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

VIEWINGS

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