



FOR SALE

Offers in the region of £550,000

Hills View, 84 Grange Road, Shrewsbury, SY3 9DF

A greatly extended and immaculately presented semi-detached house providing versatile and spacious accommodation, set with large gardens in this most sought after residential locality.



Close to amenities.



- Sought after area
- Immaculately presented
- Extended accommodation
- Spacious rooms
- Large gardens
- Log cabin

DIRECTIONS

From Shrewsbury town centre, proceed up Copthorne Road taking the left turn down Pengwern Road and then turn right up Port Hill. At the Port Hill roundabout turn left onto Roman Road and proceed past the school on the left hand side. Continue down into the dip and then as the road starts to rise, take the right turn into Grange Road. Continue to the far end of Grange Road and the property will be found on the right hand side.

SITUATION

The property is ideally located in a much sought after residential area and is well placed for a range of local schools, together with the Radbrook shopping centre. Shrewsbury town centre is also accessible by foot whilst further retail amenities can be found on the Meole Brace Retail Park including a Sainsbury's supermarket. Commuters will find that the A5 is readily accessible providing links through to Telford and thereon to Wolverhampton and Birmingham. There is a rail service available in the town centre.

DESCRIPTION

Hills View is a beautifully presented, attractively appointed and extended semi-detached house, which will no doubt gain wide market appeal. The ground floor offers a superb family living environment including a feature open plan living dining kitchen, formal lounge/dining room, utility/WC and the former garage, which has potential to be utilised for a number of different purposes subject to buyer requirements. To the first floor there are four well proportioned bedrooms, the principal of which has an en-suite shower room, whilst the remaining three are served by the main bathroom. Outside, twin gates lead onto a generous parking area with room for numerous vehicles. The gardens are positioned to both the front and rear and offer lovely flowing lawns, patio areas, numerous established shrubbery beds and borders together with a variety of specimen trees. It should also be noted that there is a large detached log cabin which could be of great interest for those wanting to work from home or for an additional hobbies/entertaining room.

ACCOMMODATION

ENTRANCE PORCH

With tiled floor and part glazed door leading through to:

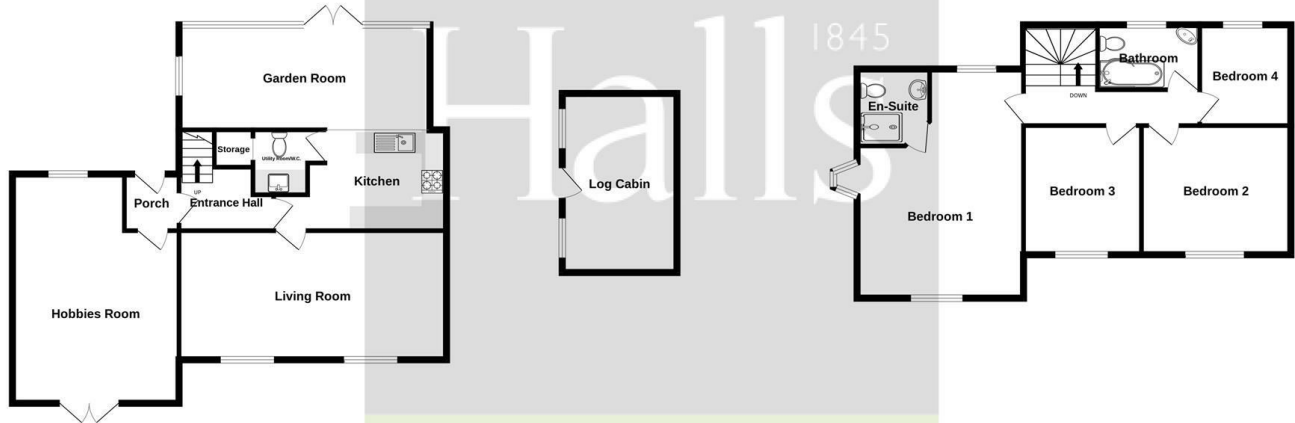
ENTRANCE HALL

With engineered oak flooring, dado rail, under stair storage cupboard and coved ceiling. Staircase rising to first floor.



Ground Floor
1032 sq.ft. (95.9 sq.m.) approx.

1st Floor
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1738 sq.ft. (161.4 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 as to their operability or efficiency can be given.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



FEATURE OPEN PLAN KITCHEN DINER

10' 5" x 9' 4" & 23' 2" x 9' 9"

Kitchen Area

With engineered oak flooring and providing a range of oak fronted units comprising cupboards and drawers with Silestone granite work surfaces over and incorporating a FRANKE sink unit and drainer with mixer tap over. Integral dishwasher. Integral fridge freezer. Space and connection for cooker. Ceiling downlighters. Contemporary radiator.

Living/Dining

With engineered oak flooring and providing sliding patio doors giving access and lovely views out to the rear gardens.

UTILITY ROOM WITH WC

Tiled floor. Oak fronted eye and base level cupboards with fitted Silestone granite worktop with Belfast sink unit with mixer tap over. Space and plumbing for washing machine. Low level WC.

LIVING ROOM

23' 9" x 11' 5"

Attractive fireplace with oak beam. Solid oak flooring. Two radiators. Dado rail. Coved ceiling. With aspect over front garden. Oak stable style door leads through to:

FORMER GARAGE / HOBBIES ROOM

19' 7" x 14' 11"

Providing multiple power points. UPVC double glazed French doors giving access to the front garden. Radiator. It should be noted this room has numerous potential uses and may well be of interest to those wanting to work from home or it could be incorporated more formally into the living accommodation.

FIRST FLOOR LANDING

With exposed wooden floor boards, loft access with pull down ladder (being part boarded and housing the modern gas fired central heating boiler).



BEDROOM 1

19' 5" x 14' 10"

With triple aspect. Exposed wooden flooring. Coved ceiling. Radiator. Door to:

EN-SUITE SHOWER ROOM

Having a corner shower cubicle, pedestal wash hand basin and low level WC. Radiator. Exposed wooden flooring. Part tiled walls.

BEDROOM 2

12' 6" x 11' 6"

Exposed boarded flooring. Fitted double wardrobes. Additional double storage cupboard. Coved ceiling.

BEDROOM 3

11' 6" x 10' 11"

Exposed boarded flooring. Coved ceiling. Fitted double wardrobe with double store cupboard to side.

BEDROOM 4

9' 5" x 8' 5"

With double storage cupboard and window with pleasant aspect to rear over roof tops.

BATHROOM

Having a white suite comprising low level WC, pedestal wash hand basin and corner bath with electric shower over. Ceiling downlighters. Shaving connection point.

OUTSIDE

The property is approached through a twin gated entrance leading onto a generous size driveway parking area. External power point and outside tap.



THE GARDENS

To the front the gardens offer neatly maintained lawns with mature trees, gravelled areas and floral shrubbery beds and borders together with an established beech hedgerow. The rear gardens are a particular feature of the property, being especially generous in size. Adjoining the living dining kitchen is a lovely sun terrace entertaining area with path meandering through formal areas previously laid to lawn, which allow prospective purchasers an excellent opportunity to introduce their own designs and tastes. To one corner of the rear garden is a SUMMERHOUSE (8'7" x 8'7" max) with power and light. In addition, there is a splendid LOG CABIN (14'7" x 9'2") with power and light, which could again be utilised for those with a desire to work from home or looking for an additional hobbies room/workshop or simply entertaining. External power points and light.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

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.

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

FOR SALE

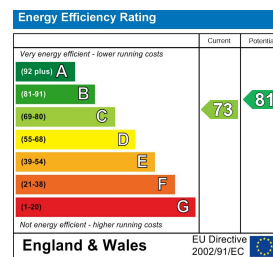
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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