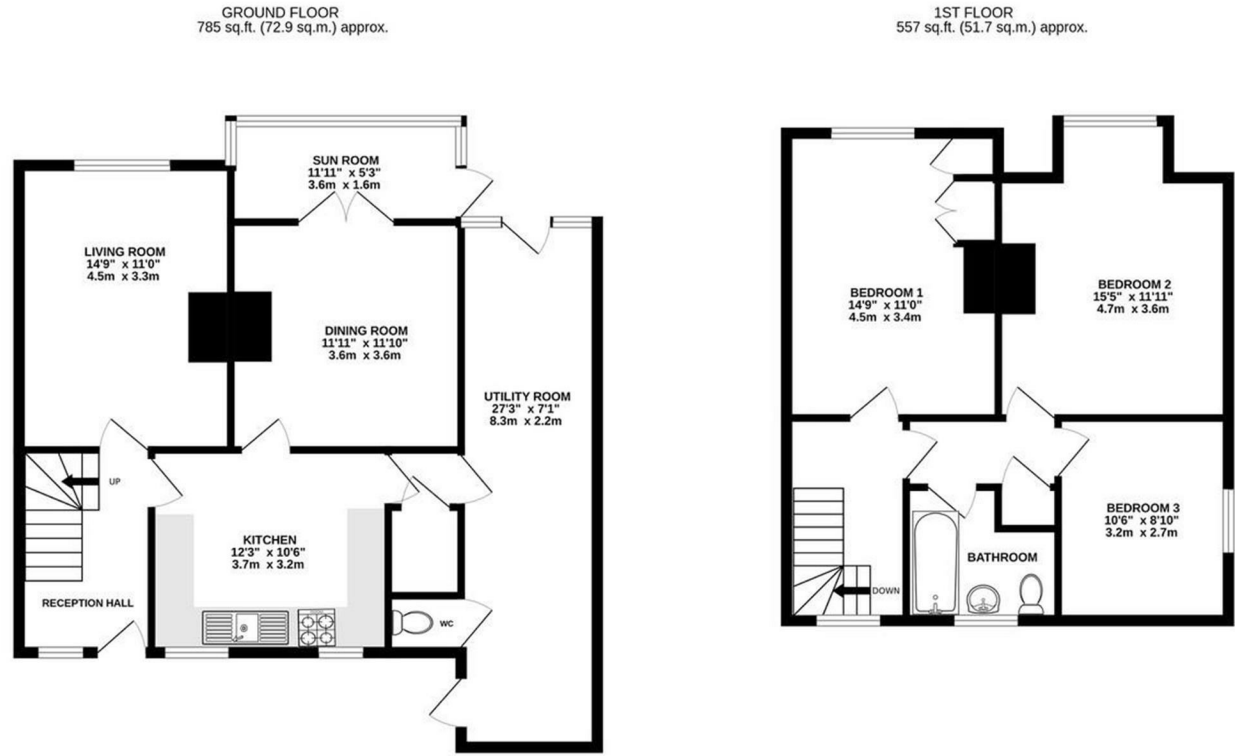


FOR SALE

28 Kemps Eye Avenue, Shrewsbury, SY3 7QW



TOTAL FLOOR AREA: 1342 sq.ft. (124.7 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. Made with Metropix ©2024



FOR SALE

Offers in the region of £385,000

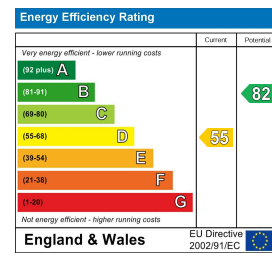
28 Kemps Eye Avenue, Shrewsbury, SY3 7QW

A particularly spacious and highly desirable mature semi-detached house, providing well proportioned rooms and offering excellent scope for improvement, set with large south facing gardens with attractive views in this most sought after residential 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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Close to town amenities.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Quiet cul-de-sac position
- Scope for modernisation
- Well proportioned rooms
- Driveway parking and garage
- Feature large gardens
- NO ONWARD CHAIN

#### DESCRIPTION

28 Kemps Eye Avenue is a deceptively spacious, and particularly appealing mature semi-detached house, which will no doubt create excellent market interest. The property provides excellent scope for modernisation allowing all potential purchasers an opportunity to introduce their own ideas and designs, subject to necessary planning permissions and building regs. The ground floor comprises two reception rooms, a spacious kitchen, conservatory, useful covered lobby and garden WC. To the first floor there are three bedrooms and a bathroom. Outside, there is a gated entrance onto a generous tarmac parking area together with the garage. The gardens predominantly sit to the rear and are especially generous in size offering terraced sections with flowing lawns and floral and herbaceous beds. It should be noted that the rear gardens have an attractive outlook, and benefit from a southerly facing aspect.

#### ACCOMMODATION

##### STORM PORCH

With panelled part glazed UPVC entrance door leading into:

##### ENTRANCE HALL

With staircase to first floor, understairs store area.

##### LIVING ROOM

With tiled fireplace housing living flame coal effect gas fire. Window with stunning aspect over rear gardens and towards Shrewsbury municipal golf course.

##### KITCHEN

Providing a range of eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a stainless sink unit with twin drainer. Part tiled walls and tiled splash, space and connection for electric cooker, space for fridge. Wall mounted GLOW-WORM gas fired central heating boiler.

##### DINING ROOM

With ornamental fireplace and twin glazed french doors through to:

#### CONSERVATORY

With UPVC double glazed windows and offering a lovely aspect over the rear gardens and part glazed door to outside.

#### SIDE PORCH

With built in pantry cupboard and part glazed door to:

#### COVERED LOBBY

With stainless sink unit with twin drainer and drawers and cupboards under. Space and plumbing for washing machine. Panelled access door to front driveway parking area and part glazed UPVC access door to rear garden.

#### GARDEN WC

With low level WC and cold water tap.

#### FIRST FLOOR LANDING

With access to loft space. Built in airing cupboard with insulated hot water cylinder.

#### BEDROOM ONE

With a range of built in wardrobes with overhead storage cupboards. Picture window with far reaching views.

#### BEDROOM TWO

With delightful aspect over rear gardens.

#### BEDROOM THREE

#### BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath. Part tiled walls and tiled splash. Wall mounted electric heater.

#### OUTSIDE

The property is approached through a timber gated entrance which leads onto a generous tarmac driveway parking area with space for numerous vehicles. There is also a garage.

#### GARAGE

With twin timber entrance doors, power and light points.

#### THE GARDENS

To the front the gardens offer a deep and established hedgerow with additional shrubbery borders. The majority of the gardens are located to the rear, and these are a most attractive feature being especially generous in size. The gardens are terraced, offering a number of areas laid to flowing lawns, whilst also containing abundantly stocked shrubbery beds and borders. A part stepped and flagged pathway extends down the gardens to a variety of fruit trees. To the bottom of the garden is an additional level lawn containing further shrubs and specimen trees. Timber and felt storage shed.

#### 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 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).

#### VIEWINGS

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