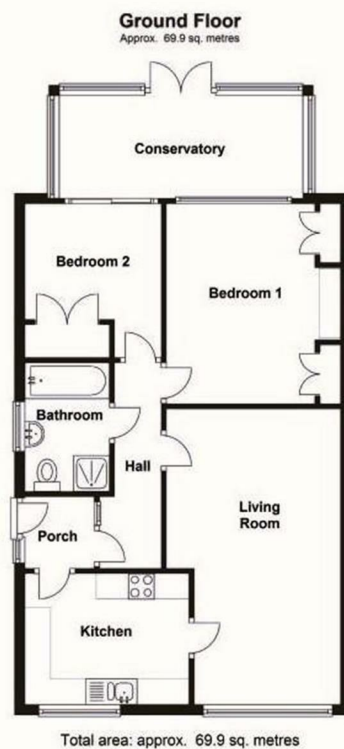


FOR SALE

84 Primrose Drive, Shrewsbury, SY3 7TR



FOR SALE

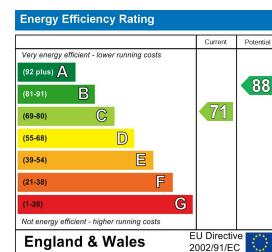
Offers in the region of £270,000

84 Primrose Drive, Shrewsbury, SY3 7TR

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



An attractively presented and most desirable semi detached bungalow, providing well proportioned accommodation, set with large driveway parking area, garage and appealing gardens on this sought after development.



01743 236 444

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



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Mileages: Close to town amenities



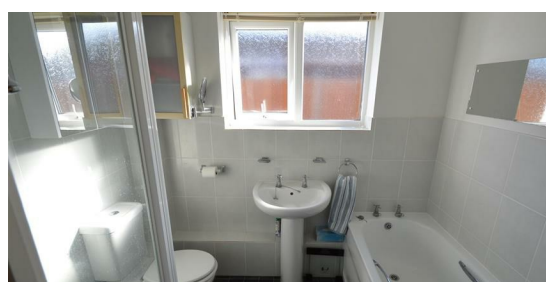
2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Popular location
- Walking distance of amenities
- Attractively presented
- Generously proportioned
- Large driveway and garage
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge, staying in the right hand lane and follow the gyratory system around, getting into the left hand lane on to Old Pots Way. Proceed passed Asda supermarket and the cinema, at the next roundabout take the third exit. Continue along and on arrival at the following roundabout, take the third exit and then the second left, onto Primrose Drive. Follow this road and the bungalow will be identified on the left hand side.

SITUATION

The property is attractively positioned in an established and sought after residential area to the eastern side of Shrewsbury town centre. A range of local amenities are available nearby including a newsagent, a mini Sainsburys supermarket together with fast food outlets. Easy walking access can be gained to both Coleham and the town centre via a railway bridge and Belle Vue. A bus service also provides access to the town centre where there is also a rail service. The town centre offers a comprehensive range of shops, leisure and social facilities. Commuters will be very pleased to note the A5 by-pass is readily accessible to the M54 and onto Telford.

DESCRIPTION

84 Primrose Drive is a most desirable and attractively presented semi-detached bungalow, which will no doubt provide excellent market appeal. The property offers a spacious lounge diner, attractively fitted kitchen, two bedrooms and a bathroom which contains a white suite and a separate shower cubicle. Positioned to the rear is a conservatory, which has a lovely outlook over the south facing gardens. Outside, the bungalow has the advantage of a particularly long driveway with space for numerous vehicles and this also gives access to the garage. The property is well positioned centrally in its plot and has spacious gardens to both the front and the rear, which comprise of flowing lawns and well stocked shrubbery beds and borders.

ENTRANCE HALL

Panelled part glazed UPVC entrance door leads into:-

ENTRANCE PORCH

With tiled floor and doors off and to:-

KITCHEN

With tiled floor and providing an attractive range of eye and base level units, comprising cupboards and drawers, with generous work surface area over and incorporating one and half bowl stainless steel sink unit and drainer with mixer tap over, space for fridge, space and plumbing for washing machine, integral electric oven and grill with 4 ring Cooke and Lewis induction hob unit with filter hood over, part tiled walls and tiled splash.

LOUNGE DINER

With attractive aspect over front gardens.

INNER HALL

With access to loft space and doors off and to:-

BEDROOM ONE

Providing an extensive range of fitted bedroom furniture, comprising wardrobes, storage cupboards and dressing table with drawers.

BEDROOM TWO

With built in double wardrobes with mirror fronted sliding doors. Sliding patio door to:-

CONSERVATORY

With wrap around UPVC double glazed windows and polycarbonate roof, radiator and twin glazed french doors. The conservatory offers access and a lovely aspect over the rear gardens.

BATHROOM

With tile effect flooring and providing a white suite, comprising low level WC, pedestal wash hand basin and panelled bath, shower cubicle with mains fed grohe shower with inset tiling and splash screen, part tiled walls, wall mounted heated towel rail.

OUTSIDE

The property is approached over an especially generous tarmac driveway, which provides parking for a number of vehicles. The parking area also extends into a brick paved section and there is a caravan/motorhome charging point. Positioned off the driveway, is a detached garage.

GARAGE

With twin timber entrance doors, power and light points.

THE GARDENS

The bungalow is wonderfully set in its plot, offering neatly manicured flowing lawns, containing shrubs and trees to the front. The rear gardens are south facing and comprise flagged patio seating areas, flowing lawns, flanked by shrubbery beds and borders containing numerous plants and trees. Two timber and felt storage sheds.

GENERAL REMARKS

FIXTURES AND FITTING

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 C. 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@hallsgb.com