

FOR SALE

Plot 46 - The Sparrowhawk, Charles View, London Road, Shrewsbury, SY5 6QT



FOR SALE

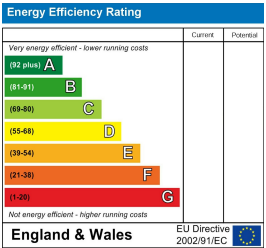
Price Guide £439,500

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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



- *Excellent energy efficiency
- *Generous plots
- *Eco friendly & sustainable living
- *Solar Panels
- *Shropshire based developer
- *10 year guarantee



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Shrewsbury Sales
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Close to town amenities.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 1227 sq ft
- 10 year New Home Warranty
- Excellent specification
- Driveway parking and garage
- Patio and lawned gardens
- Solar PV Panels and Air Source Heat Pump

DIRECTIONS
From Shrewsbury town centre, proceed over the English Bridge, continue on through Abbey Foregate and up to the Column Roundabout. Take the second exit along London Road and proceed past Shrewsbury College and the Charles View Development will be identified after a short distance on the left hand side.

SITUATION
Charles View is a superb new build development, positioned to the south easterly side of the town. The development sits in a highly desirable residential area just off London Road, with a number of amenities close by, which include shops, Shrewsbury College and Prestfelde Preparatory School. Shrewsbury town centre is easily accessible and provides a comprehensive shopping centre, range of social and leisure facilities, together with a rail service. Commuters have excellent access from London Road directly onto the A5, which links through to the M54 motorway to Telford and thereon to the West Midlands Conurbations.

DESCRIPTION
Plot 46 is a most impressive and appealing detached house, providing generously proportioned and attractively appointed accommodation. The property boasts a number of features including: Air source heating, Underfloor heating to the ground floor, Electrical car charging point, and Solar PV panels.

The ground floor offers an entrance hall, which leads to the living room and an open plan kitchen diner, which contains a number of integrated appliances and has double glazed french doors leading out to the rear gardens. Also to the ground floor is a useful WC. To the first floor, there are four well proportioned bedrooms, the principal of which benefits from an en-suite shower room, whilst the remaining three are served by the family bathroom. Outside, there is a good sized block paved driveway which gives access to the garage. The gardens predominantly sit to the rear and offer a patio seating area with flowing lawns.

ACCOMMODATION
Storm porch with panelled part glazed entrance door leading into:-

ENTRANCE HALL
Staircase rising to first floor, built in cupboard housing the pressurised hot water cylinder. Built in understairs storage cupboard, doors off and to:-

GUEST WC
Providing a Vitra white suite comprising low level WC, pedestal wash hand basin with tiled splash, ceiling downlighters, extractor fan.

LIVING ROOM
9'10" x 17'0"
With dual aspect windows.

KITCHEN DINER
19'8" x 14'1"
Providing a range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl stainless sink unit and drainer, with mixer tap over. Integral Bosch electric oven and grill. Integrated Bosch dishwasher, free-standing Bosch washing machine, four ring Bosch electric hob unit with Bosch extractor hood over, integrated Bosch fridge freezer, ceiling downlighters. Twin glazed French doors leading out onto a flagged patio with generous adjoining flowing lawns.

FIRST FLOOR LANDING
Access to loft space and doors off and to:-

BEDROOM ONE
11'5" x 12'1"

EN-SUITE SHOWER ROOM
3'3" x 8'2"
Providing a modern white suite comprising low level WC, pedestal wash hand basin with tiled splash, shower cubicle with mains fed shower, inset tiling and sliding splash screen. Ceiling downlighters, shaving connection point, wall mounted heated towel rail and extractor fan.

BEDROOM TWO
12'1" x 12'9"

BEDROOM THREE
6'10" x 12'9"
Built in storage cupboard.

BEDROOM FOUR
11'5" x 7'2"

BATHROOM
6'6" x 8'2"
Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, panelled bath with electric shower over, part tiled walls and tiled splash, splash screen, ceiling downlighters, extractor fan. Wall mounted heated towel rail.

OUTSIDE
The property is approached through a tarmacadam entrance, shared with the neighbouring two properties. This extends onto a lovely private block paved driveway, with space for numerous vehicles, whilst also giving access to the attached garage and electric car charging point.

GARAGE
With metal up and over entrance door, power and light points, part glazed UPVC pedestrian door.

THE GARDENS
To the front, the gardens offer neatly maintained lawns with low maintenance barked borders. A flagged path and timber gate gives access down the side of the property, leading to the rear where majority of the gardens can be found. Immediately adjacent to the kitchen diner is a flagged patio seating area, this is then adjoined by lovely flowing lawns. External cold water tap, external electric power socket. Useful side gravelled section.

GENERAL REMARKS
ABOUT THE DEVELOPER
Cornovii are a Shropshire based developer, with the objective of building beautifully deigned homes to a high specification, utilising systems that are sustainable. Charles View is an innovative development, which will no doubt produce excellent and wide market appeal, providing a mixture of two, three and four bedroom homes.

AGENTS NOTE
The majority of the internal photos are of the show home (Kestrel design), these are combined with accurate external and certain internal photos of each plot.

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 and drainage are understood to be connected. Air Source Heating. None of these services have been tested.

VIEWINGS
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