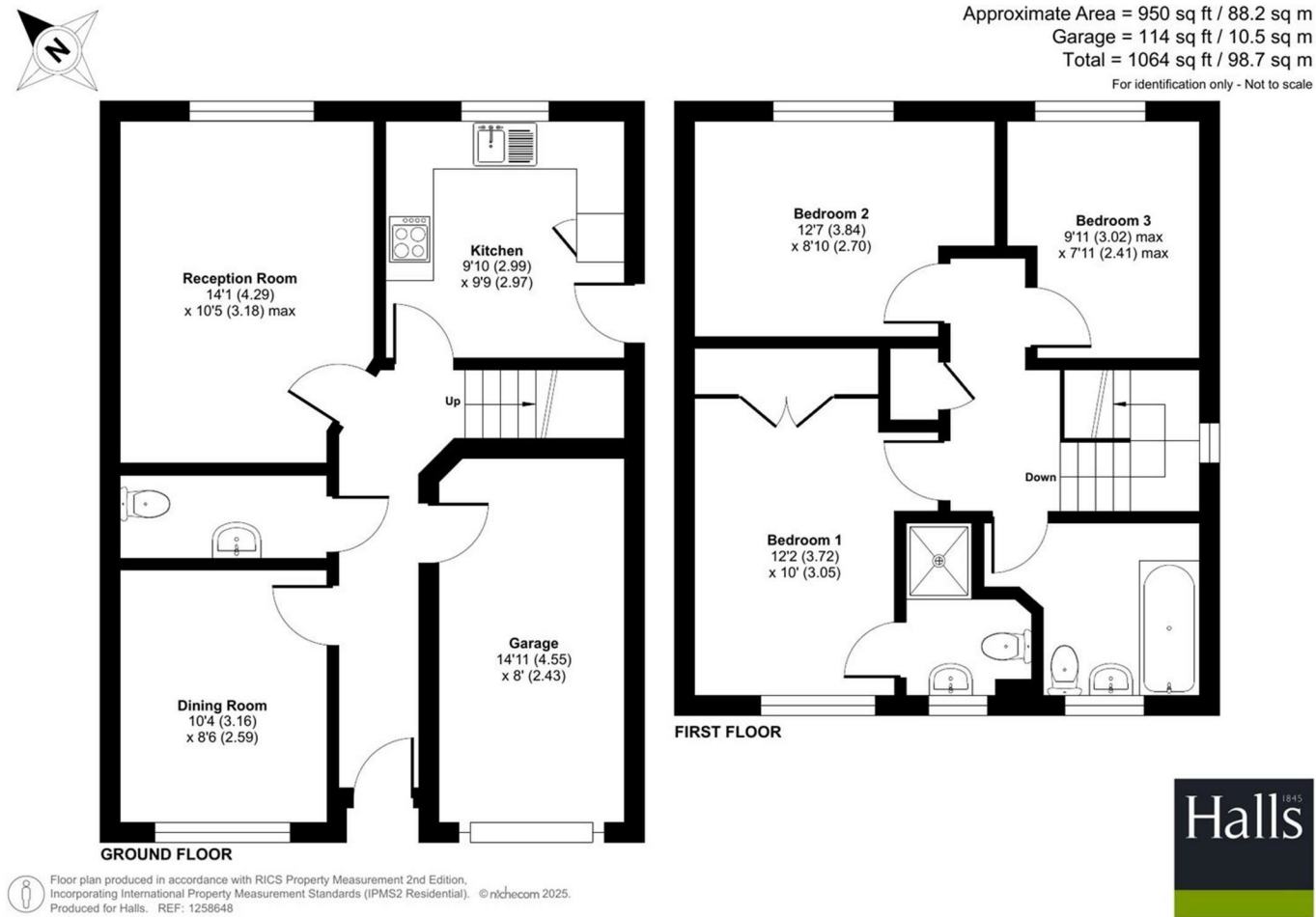


FOR SALE

47 Woodvine Road, Shrewsbury, SY1 4NR



FOR SALE

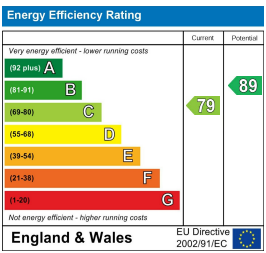
Offers in the region of £275,000

47 Woodvine Road, Shrewsbury, SY1 4NR

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 well proportioned modern detached house, set with garage and generous gardens in a private position on the fringe of this popular development.



01743 236444

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



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Walking distance to amenities.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular and convenient location
- Well proportioned accommodation
- Driveway parking and garage
- Generous gardens
- Appealing position
- Good commuter links

DIRECTIONS
From Shrewsbury town centre, proceed out to the Heathgates roundabout, taking the second exit onto Sundorne Road. Continue almost to the end, taking the left turn onto Featherbed Lane and turn right at the mini roundabout into Arlington Way. After a short distance, turn right into Woodvine Road, take the first left along a private drive and follow this round to the right where the property will be found.

SITUATION
The property is situated on this popular modern development, in an established residential area, towards the north east outskirts of Shrewsbury. There are a selection of local amenities including shops, various retail outlets including Tesco and Morrisons supermarkets, together with schools and a bus service. Commuters will find quick accesses provided to the A49 bypass which links to the M5 and M 54 motorway, through to Telford and beyond.

DESCRIPTION
47 Woodvine Road is a most desirable modern detached family home which offers spacious accommodation throughout. The ground floor provides s a living room, dining room, kitchen and a guest WC. To the first floor, there are three bedrooms with the principal having an en-suite shower room, the remaining two are then served by the family bathroom. Outside, there is driveway parking for circa two vehicles which leads to the garage. The gardens are predominantly positioned to the rear and are of a particularly good size and comprise patio seating areas with flowing lawns.

ACCOMMODATION
Panelled part glazed entrance door leads into:-

ENTRANCE HALL
Staircase to first floor, access door to garage, doors off and to:-

GUEST WC
With tiled floor, providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, extractor fan.

LIVING ROOM
Ornamental fireplace and sliding patio doors to rear garden.

DINING ROOM
With pleasant aspect to front.

KITCHEN
Tiled floor and providing a modern range of eye and base level units comprising cupboards and drawers with generous worksurface area over and incorporating a stainless steel sink unit and drainer with mixer tap, integral Zanussi electric oven and grill with four ring stainless steel gas hob over, with filter hood and stainless steel splash, integral fridge freezer, integral washing machine, integral dishwasher. Part glazed access door to side/rear.

FIRST FLOOR LANDING
Access to loft space, built in linen cupboard.

BEDROOM ONE
With built in double wardrobes, front facing windows with pleasant aspect and door to:-

EN-SUITE SHOWER ROOM
Tiled floor and a modern white suite comprising low level WC, pedestal wash hand basin and shower cubicle with inset tiling and sliding splash screen.

BEDROOM TWO

BEDROOM THREE
BATHROOM
With tiled floor and a white suite comprising low level WC, pedestal wash hand basin and panelled bath, part tiled walls and tiled splash, extractor fan.

OUTSIDE
The property is approached over a tarmacadam driveway, which provides parking whilst giving access to the integral garage.

GARAGE
With metal up and over entrance door, power and light points and panelled door to entrance hall.

THE GARDENS
The property is set on a corner plot with the front gardens being mostly laid for ease of maintenance , with gravelled areas and room for potted plants. A flagged pathway leada down the side to the rear. Adjacent to the living room, is a flagged patio seating area. The remaining gardens are then laid to lawn and are of a good size offering excellent potential for all prospective purchasers to introduce their own ideas and tastes. The rear gardens provide a westerly facing aspect.

GENERAL REMARKS

SERVICE CHARGE
Currently an annual service charge of £145 per annum.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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 in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.