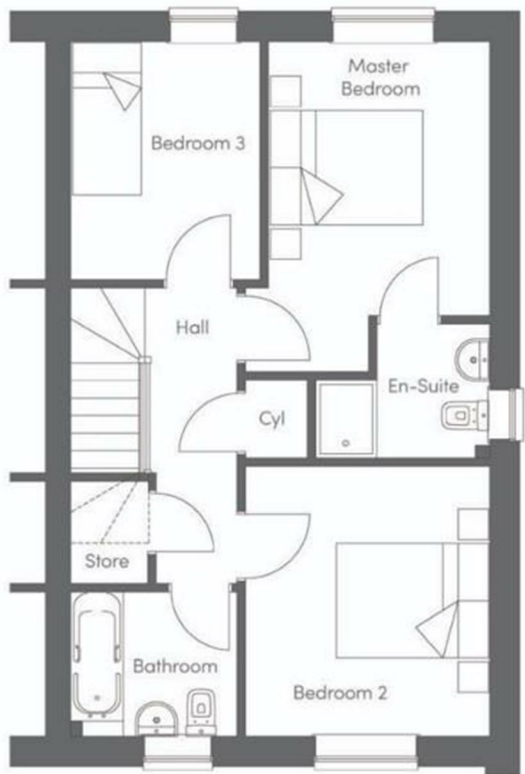


FOR SALE

Plot 33 - The Kestrel Charles View, London Road, Shrewsbury, SY5 6QT



FOR SALE

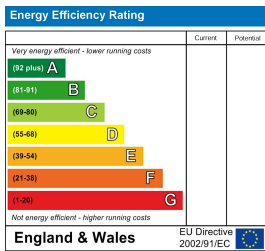
Price Guide £350,000

Plot 33 - The Kestrel Charles View, London Road, Shrewsbury, SY5 6QT

**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



A most impressive and generously proportioned semi detached house, built to an excellent specification, set with driveway parking and easily maintained lawned gardens, in this convenient and sought after location.



01743 236 444

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



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Close to town amenities.



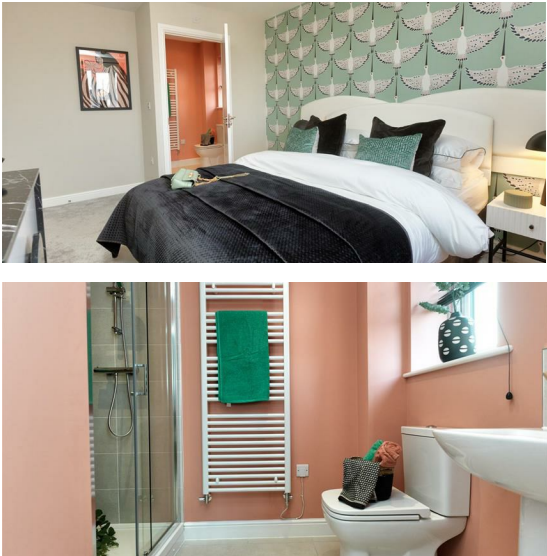
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- 1067 sq ft
- 10 year New Home Warranty
- Excellent specification
- Driveway parking
- 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 there on to the West Midlands Conurbations.

**DESCRIPTION**  
Plot 48 is a most impressive and appealing semi detached house, providing 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 a reception hall, living room and feature open plan kitchen diner, containing a number of integrated appliances with twin double glazed french doors leading out to the rear gardens. Also to the ground floor is a useful guest WC. To the first floor, there are three sizable bedrooms, the principal of which has an en-suite shower room with the remaining two being served by the bathroom. Outside, there is a generous block paved driveway parking area, whilst the gardens, which are predominantly positioned to the rear, offer a patio seating area adjoined by flowing lawns.

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

**ENTRANCE HALL**  
With two built in storage cupboards, staircase rising to first floor with understairs store area.

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

**LIVING ROOM**  
10'9" x 11'5"  
With dual aspect windows.

**KITCHEN DINER**  
18'0" x 12'9"  
Providing an attractive and extensive 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. Integrated Beko dishwasher, Integral Beko electric oven and grill with four ring Beko electric hob unit and extractor hood over. Part ceiling downlighters. Built in fridge freezer. Built in storage cupboard. Twin glazed French doors to rear garden.

**FIRST FLOOR LANDING**  
With built in storage cupboard, access to loft space. Airing cupboard housing the pressurised hot water cylinder.

**BEDROOM ONE**  
11'5" x 14'1"  
**EN-SUITE SHOWER ROOM**  
7'6" x 5'10"  
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**  
11'5" x 10'5"

**BEDROOM THREE**  
10'2" x 8'2"

**BATHROOM**  
6'2" x 7'2"  
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, which then extends onto a lovely block paved driveway, with space for circa two vehicles and an Electric car charging point.

**THE GARDENS**  
To the front, the gardens offers a neat section of lawn with low maintenance gravelled and barked borders. A flagged path and timber gateway gives access down the side of the property, leading to the rear where there is a flagged patio seating area with adjoining flowing lawns. External cold water tap, external power point.

**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**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com