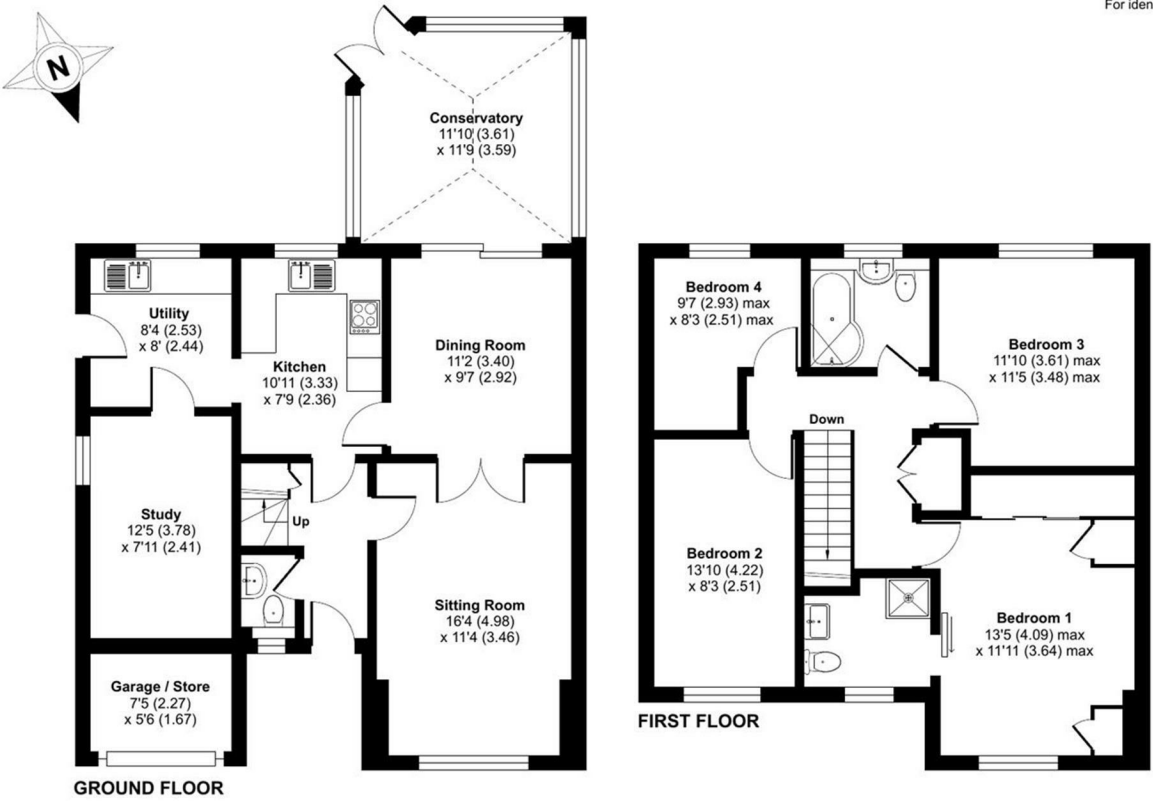


FOR SALE

12 Katesway, Herongate, Shrewsbury, SY1 3YY



Total Area = 1611.1 sq ft / 149.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2025. Produced for Halls. REF: 1299093



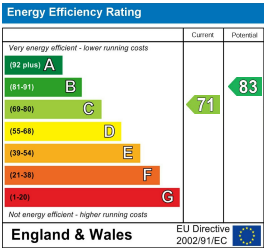
FOR SALE

Offers in the region of £379,950

12 Katesway, Herongate, Shrewsbury, SY1 3YY

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 attractively presented and neatly appointed detached house, offering a wonderful living environment, set on a corner plot, with storage garage and generous established gardens in this highly sought after location. Chain free.



01743 236 444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to town amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Highly desirable location
- Deceptively spacious accommodation
- Versatile living environment
- Driveway parking and storage garage
- Generous established gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, head along Chester Street onto Ellesmere Road. Continue along and take the first right turning into Hubert Way, proceed ahead taking the third right turn in Chelwood Drive followed by the first right into Katesway, the property will be identified at the end of the cul-de-sac in a private position on the right hand side.

SITUATION

The property is situated in an attractive position on this most popular development, which is approximately 2 miles form Shrewsbury town centre. Shrewsbury itself has a fashionable range of leisure facilities, restaurants, bars and numerous retail outlets. Commuters will be pleased to note that the property has excellent access to the A5 which links to the M54 motorway and onto the national motorway network. Purchasers should be aware that there is a rail service available in the town centre.

DESCRIPTION

12 Katesway is a particularly spacious and stylishly appointed detached home which offers a flexible and versatile living environment. To the ground floor, there are two traditional reception rooms, a conservatory, kitchen and separate utility room. A guest WC completes the ground floor accommodation. To the first floor, there are four bedrooms, the principal of which has an en-suite shower room, the remaining three being served by the family bathroom. Outside, the property is set on a generous corner plot and is approached over a tarmacadam driveway which offers a generous amount of parking, whilst also giving access to the integral storage garage. The gardens are attractively designed and beautifully established, offering neatly manicured lawns, well stocked shrubbery beds and borders together with an excellent patio sun terrace entertaining area.

ACCOMMODATION

Storm porch with downlighters and part glazed panelled entrance door into:-

ENTRANCE HALL

With exposed pine boarded flooring, staircase to first floor, built in understairs storage cupboard.

GUEST WC

Tiled floor with modern white suite comprising low level WC with hidden cistern, wall mounted wash hand basin, part tiled walls, heated towel rail.

LIVING ROOM

With exposed pine boarded flooring, dado rail, twin glazed French doors through to dining room.

DINING ROOM

With pine boarded flooring, dado rail, sliding patio doors through to:-

CONSERVATORY

Providing wrap around UPVC double glazed windows and polycarbonate roof, twin lazed French doors out to gardens.

KITCHEN

Tiled floor and providing eye and base level units comprising cupboards and drawers, with worksurface area over and incorporating a one and half bowl ceramic sink unit and drainer with mixer tap over, integral electric oven and grill with five ring Baumatic gas hob unit with filter hood over, part tiled walls. Space for American style fridge freezer.

UTILITY ROOM

Tiled floor, wall mounted Vaillant gas fired central heating boiler, fitted worktop with storage cupboard under and stainless steel sink unit and drainer, space and plumbing for washing machine, space for tumble dryer, part tiled walls, access door to garage and panelled part glazed door to side.

STUDY

FIRST FLOOR LANDING

Access to loft space, built in airing cupboard housing the hot water cylinder, doors off and to:-

BEDROOM ONE

Providing a wealth of fitted bedroom furniture comprising wardrobes and overhead storage cupboards. Door to:-

EN-SUITE SHOWER ROOM

With a modern white suite comprising low level WC, wall mounted wash hand basin and large shower cubicle with inset tiling and splash screen, part tiled walls and tiled splash, heated towel rail, shaving connection point.

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

Tiled floor (with underfloor heating) providing a suite comprising low level WC with hidden cistern, wash hand basin and P shape panelled bath with mains fed shower over, with drench head and splash screen, part tiled walls and tied splash, wall mounted heated towel rail, shaving connection point, ceiling downlighters and extractor fan.

OUTSIDE

The property is approached over a tarmacadam driveway which provides a generous amount of parking, whilst also giving vehicular access to the integral garage and a side gravelled section which could be utilised for those with a motorhome/caravan/boat.

STORAGE GARAGE

With metal up and over entrance door, light point and power points.

THE GARDENS

To the front, the gardens are laid for ease of maintenance, providing neatly manicured lawns with well stocked shrubbery beds and borders. A flagged pathway, with gated entrance, extends down one side of the property to the rear. The rear gardens are an attractive feature offering a flagged patio sun terrace entertaining area, further neatly maintained lawns and an attractive landscaped shingled section with shrubbery beds and borders and a nature pond. It should be noted that the rear gardens benefit from southerly facing aspect. Timber and felt summer house. External cold water tap, It should be noted that there is a small additional section of lawn to the easterly boundary of the property.

GENERAL REMARKS

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.