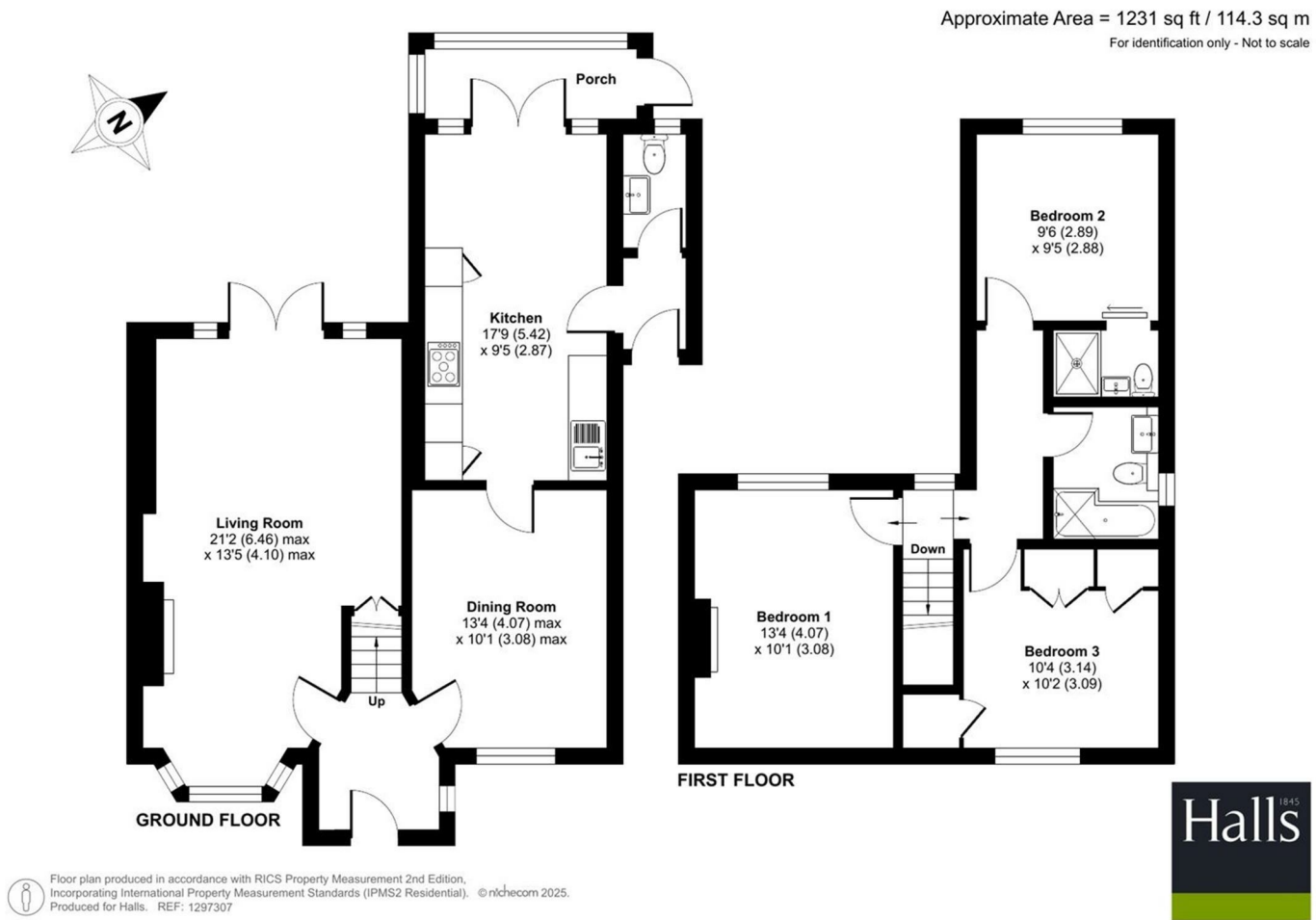
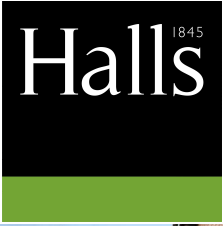


FOR SALE

15 Wenlock Road, Shrewsbury, SY2 6JJ



FOR SALE

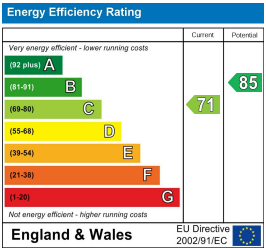
Offers in the region of £469,000

15 Wenlock Road, Shrewsbury, SY2 6JJ

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 beautifully presented and deceptively spacious mature semi detached house, offering greatly enhanced accommodation with driveway parking and delightful established gardens in this sought after and convenient locality.



01743 236 444

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



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Walking distance to town centre amenities.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Sought after and convenient location
- Immaculately presented accommodation
- Versatile living environment
- Driveway parking
- Delightful established gardens
- Walking distance to town centre

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and continue over the English Bridge. Proceed up Abbey Foregate to the Column roundabout and take the third exit left onto Wenlock Road. Continue along Wenlock Road and the property will be observed on the left hand side clearly identified by a Halls 'For Sale' board.

SITUATION

The property is both pleasantly and conveniently located along Wenlock Road towards the outskirts of the South Eastern side of Shrewsbury, with the benefit of a number of local amenities including shops, supermarkets and schools - both state and preparatory. Shrewsbury town centre itself has a comprehensive range of social and leisure amenities together with a rail service. Commuters will be pleased to note there is excellent access to the A5 which links through to the M54 motorway and onto Telford and Birmingham.

DESCRIPTION

15 Wenlock Road is a beautifully presented and greatly improved mature semi detached house, which will no doubt create excellent market appeal. The ground floor boasts a feature large living room which extends from front to back and provides an open fire and has twin glazed doors leading out to the rear gardens. In addition, there is a separate dining/family room and the breakfast kitchen has been updated to provide a superb range of dual tone units, together with a number of integrated appliances. To complete the ground floor, there is a side hall, guest WC and boot room/conservatory. To the first floor, there are three well proportioned bedrooms, one of which provides an en-suite shower room, while the remaining two are served by the family bathroom, which has a modern suite. Outside, there is a generous amount of driveway parking and the gardens, which predominantly sit to the rear, comprise flagged patio seating areas ideal for entertaining with flowing lawns, established hedgerows and well stocked shrubbery beds and borders, together with a variety of specimen trees. To the bottom section of garden is a useful detached summerhouse which has power and lighting.

ACCOMMODATION

Panelled entrance door leads into:-

RECEPTION HALL

With tiled floor, central staircase and oak doors off and to:-

LIVING ROOM

With oak boarded flooring, attractive fireplace with slate hearth and open grate, twin glazed french doors leading onto the rear sun terrace and gardens, bay window with fitted shutter blinds.

DINING ROOM

With oak boarded flooring, period style fireplace with slate hearth. Panelled oak door through to:-

BREAKFAST KITCHEN

With tiled floor and providing an attractive modern range of dual colour soft close eye and base level units with extensive Quartz worksurface area over. Integral Bosch electric oven and grill with integrated Lamona microwave oven over. Five ring Bosch stainless steel gas hob unit with fitted extractor hood. Additional Quartz worktop with one and half bowl ceramic sink unit and drainer with mixer tap, integrated washing machine, integral dishwasher. Integral fridge freezer. Ceiling downlighters, door to side hall and door to:-

SIDE HALL

With tiled floor, part glazed UPVC door to front and door to:-

GUEST WC

Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboard under and tiled splash. Wall mounted Worcester gas fired central heating boiler, ceiling downlighters and extractor fan.

BOOT ROOM/CONSERVATORY

With tiled floor and providing wraparound UPVC double glazed windows and double glazed roof. Access door to rear garden.

FIRST FLOOR LANDING

With ceiling downlighters and doors off and to:-

BEDROOM ONE

With oak boarded flooring, attractive period style fireplace with slate hearth, half window shutter blinds to front and rear.

BEDROOM TWO

With half shutter blinds to windows, ceiling downlighters and sliding door to:-

EN-SUITE SHOWER ROOM

Providing a modern suite comprising low level WC, wash hand basin set in vanity unit with storage cupboard under and tiled splash, walk-in shower cubicle with mains fed Grohe shower with a drench style head and inset aqua boarding.

BEDROOM THREE

With half window shutter blinds, built in double wardrobe and built-in single wardrobe, built tin linen cupboard with fitted shelving.

BATHROOM

With tiled floor and providing a modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, P shaped panelled bath with mains fed Grohe shower over, part tiled walls and tiled splash, splash screen, ceiling downlighters, wall mounted heated towel rail.

OUTSIDE

The property is approached over a tarmacadam driveway which provides ample parking for circa 2 vehicles.

THE GARDENS

To the front, are easily maintained herbaceous borders together with an EV car charging point. A timber gate gives side access to the rear. To the side is a useful store area with two cold water taps and sitting adjacent to the rear of the house is a private flagged sun terrace entertaining area ideal for Alfresco dining and entertaining. The majority of the gardens are then laid to lawns and are flanked by abundantly stocked and beautifully established shrubbery beds, borders and hedgerows containing a number roof different plants and shrubs. A flagged pathway flanks the lawns leading to the bottom of the garden where an additional patio seating area can be found which catches the evening sun. Timber and felt storage shed. A gravelled area with raised summer house/workshop with power and lighting.

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 'C' on the Shropshire Council Register.

VIEWINGS

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