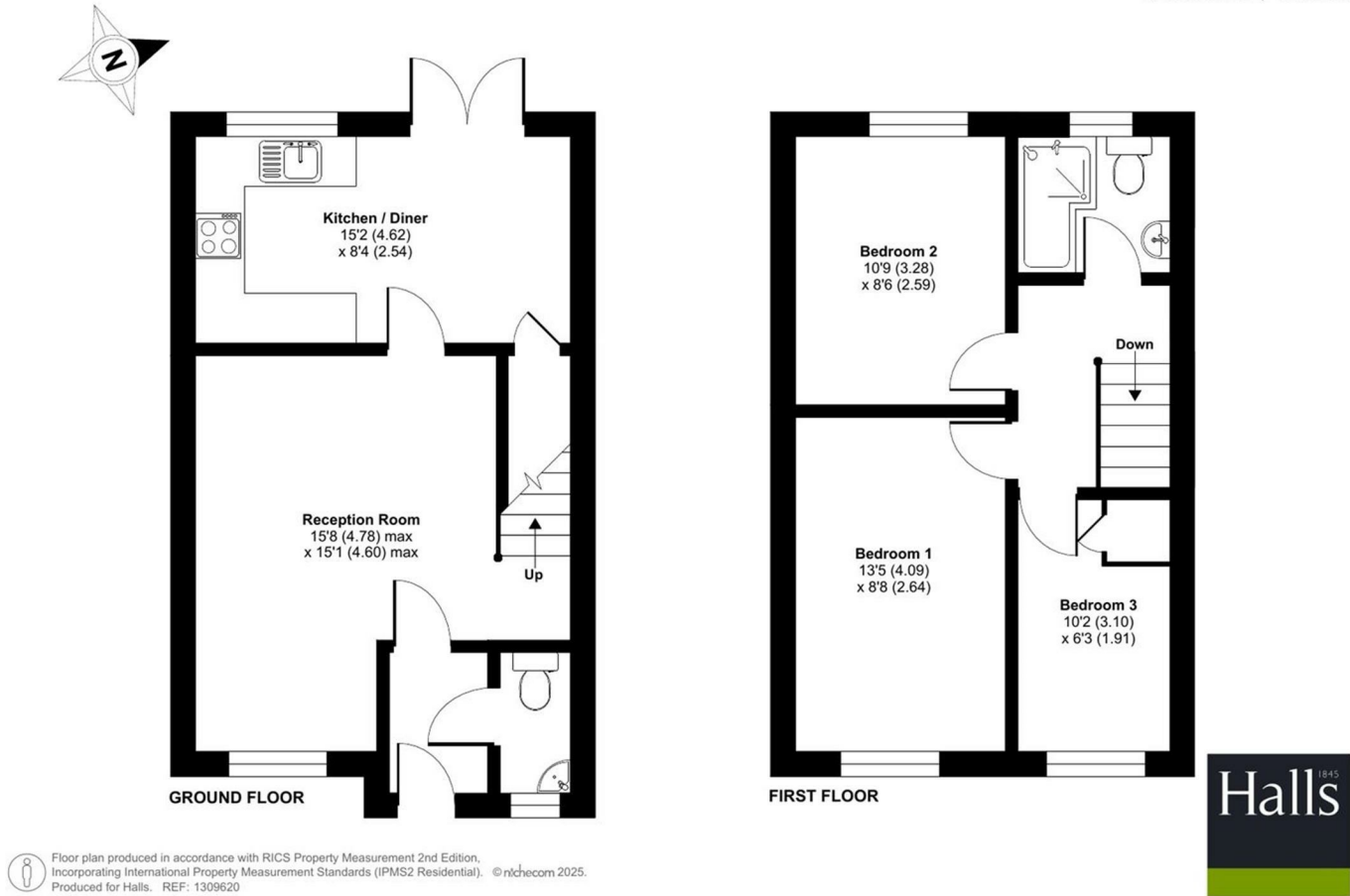


FOR SALE

60 Greenfields Gardens, Shrewsbury, SY1 2RN

Approximate Area = 764 sq ft / 70.9 sq m
For identification only - Not to scale



FOR SALE

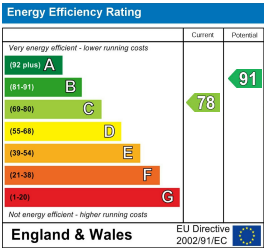
Offers in the region of £215,000

60 Greenfields Gardens, Shrewsbury, SY1 2RN

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 much improved modern terrace house with beautifully presented accommodation, set on the outskirts of the town centre with lovely south westerly facing gardens.



01743 236444

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



onTheMarket.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.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Recently updated
- 3 bedrooms
- Large sitting room
- Kitchen/breakfast room
- South westerly facing gardens
- Allocated parking

DIRECTIONS
From Shrewsbury town centre proceed along Smithfield Road around into Coton Road, which leads into Ellesmere Road. Continue through the traffic lights and at the mini roundabout turn right into the development. Follow the road for a short distance, down the bank and continue along and the property will be found on the right hand side.

SITUATION
The property is particularly well situated in this most popular area of the town and is conveniently placed for access to Shrewsbury town centre which is within walking distance. Close by, there are a number of amenities including a general store and a primary school, whilst the town centre itself offers a more comprehensive range of shopping, leisure and social facilities together with a rail service, which is only a 6 minute walk away. Commuters will be pleased to note that easy accessed can be gained to the A5 and onto the M54 motorway.

DESCRIPTION
A modern three bedroom terrace house which has been updated and redecorated and provides spacious accommodation with the benefits of gas fired central heating, double glazing and an allocated parking space.

The property has an entrance hall with a downstairs WC, you then enter the wonderfully well portioned sitting room which has the ability to be a sitting room with a dining/study area. The kitchen/dining room has a modern fitted kitchen with a range of wall and floor units, some built in appliances and space for a dining area. French doors lead from here to the south west facing rear patio and lawned area beyond.

On the first floor there are two good size double bedrooms and a third bedroom. The family bathroom has been recently updated.

ACCOMMODATION

ENTRANCE HALL
With doors off and to:-

GUEST WC
Providing a WC and wash hand basin.

LIVING ROOM
Large open room with the staircase leading to the first floor.

KITCHEN DINER
Providing a range of eye and base level units with generous work surface area over. Integrated cooker and hob with extractor fan over. Large store cupboard. French doors to rear garden.

FIRST FLOOR LANDING
With doors off and to:-

BEDROOM ONE
Good sized double bedroom with window to front.

BEDROOM TWO
With window to rear.

BEDROOM THREE
With built in wardrobe and window to front.

BATHROOM
Providing a white suite comprising low level WC, wash hand basin and panelled bath with mains fed shower over.

OUTSIDE
To the front there is an allocated parking space. To the rear there are enclosed south westerly facing gardens with a patio area and lawn beyond, flanked by a pathway, shrubbery beds and borders.

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
We are of the understanding that this property is Leasehold. Purchasers must confirm via their solicitor.
Ground rent: £358
137 years remaining on lease.

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 'B' on the Shropshire Council Register.

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