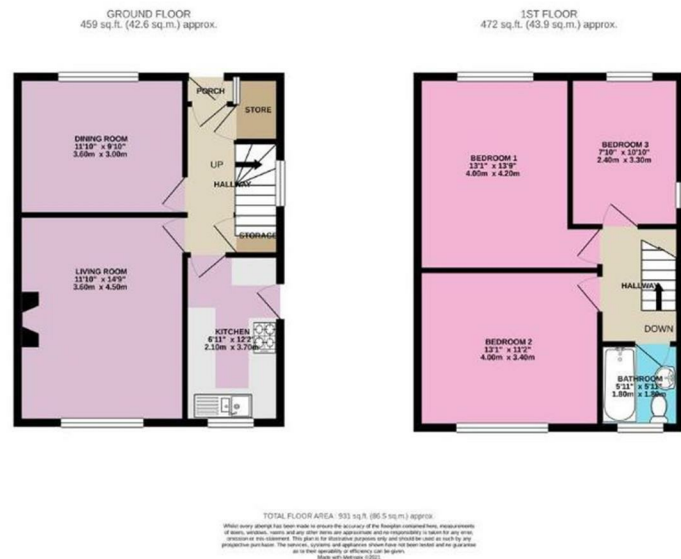


FOR SALE

11 First Terrace, Shrewsbury, SY1 4RY



FOR SALE

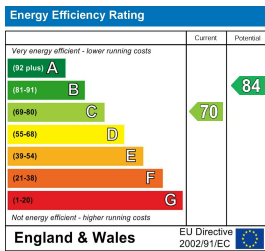
Offers in the region of £220,000

11 First Terrace, Shrewsbury, SY1 4RY

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 deceptively spacious and much improved semi detached family home, set on the outskirts of the town centre in a popular location with landscaped gardens and private parking.




01743 236444

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




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Close to town amenities.



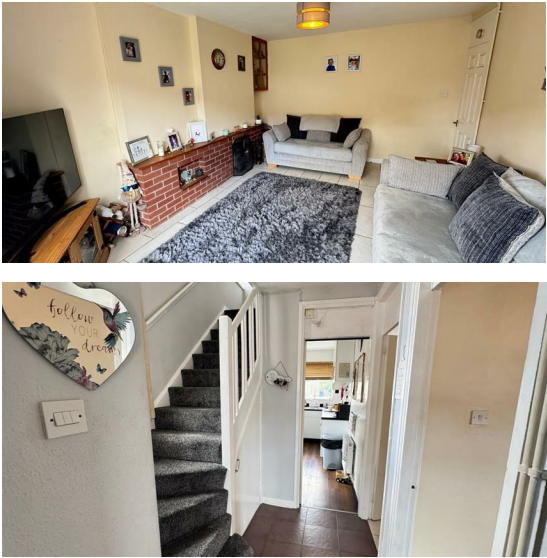
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- 3 bedrooms
- Landscaped gardens
- 2 reception rooms
- Updated throughout
- Cul-de-sac location
- Private parking for 3 vehicles

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane onto Chester Street, proceed into the right hand lane and continue under the railway bridge and then left onto Castle Foregate. On arrival at the Heathgates roundabout take the second exit into Sundorne Road, then take the first left into First Terrace. The property can be found on the right hand side.

SITUATION

The property is situated in a popular residential location on the north eastern side of Shrewsbury on the fringe of the town centre and is within easy access to modern sporting facilities, Health Clubs, schooling and on a frequent bus service route to Shrewsbury town centre together with access to modern supermarkets and retail parks. A short drive from beautiful spots such as Haughmond Hill and The Wrekin.

DESCRIPTION

A deceptively spacious and much improved semi detached property, providing good sized accommodation briefly comprising an entrance hall offering plenty of storage, a sitting room with feature fireplace and French doors leading to the rear gardens, a dining room to the front, a fitted kitchen with built-in appliances. On the first floor there are three double bedrooms and a family bathroom.

ENTRANCE HALL

Tiled floor and window to the side aspect. Storage cupboard and understairs storage. Doors leading to:-

DINING ROOM

Window to the front aspect.

SITTING ROOM

Open fire surrounded by exposed brick and timber mantel, French doors leading to the rear patio and gardens beyond.

KITCHEN

Range of white high gloss wall and base units with fitted worktops. One and a half bowl stainless steel sink unit and drainer, with mixer tap, set below a window overlooking the rear garden. Tiled splash-backs. Space for a free-standing cooker and fridge-freezer, space and plumbing for a washing machine. Wood effect flooring, door giving access to the side of the property.

FIRST FLOOR LANDING

Doors to:-

BEDROOM ONE

Recently re-plastered, window to the front of the property.

BEDROOM TWO

Window overlooking the rear garden.

BEDROOM THREE

Dual aspect windows to the front and side.

BATHROOM

White suite comprising bath with mixer shower over, low level WC, wash hand basin with storage below. Part tiled wall and window to the rear aspect.

OUTSIDE

To the front and side there is a private driveway with parking for 2-3 vehicles. To the rear there are lovely sized gardens that have two patio areas, lawned areas, a pond and a selection of storage sheds.

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 'B' on the Shropshire Council Register.

VIEWINGS

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