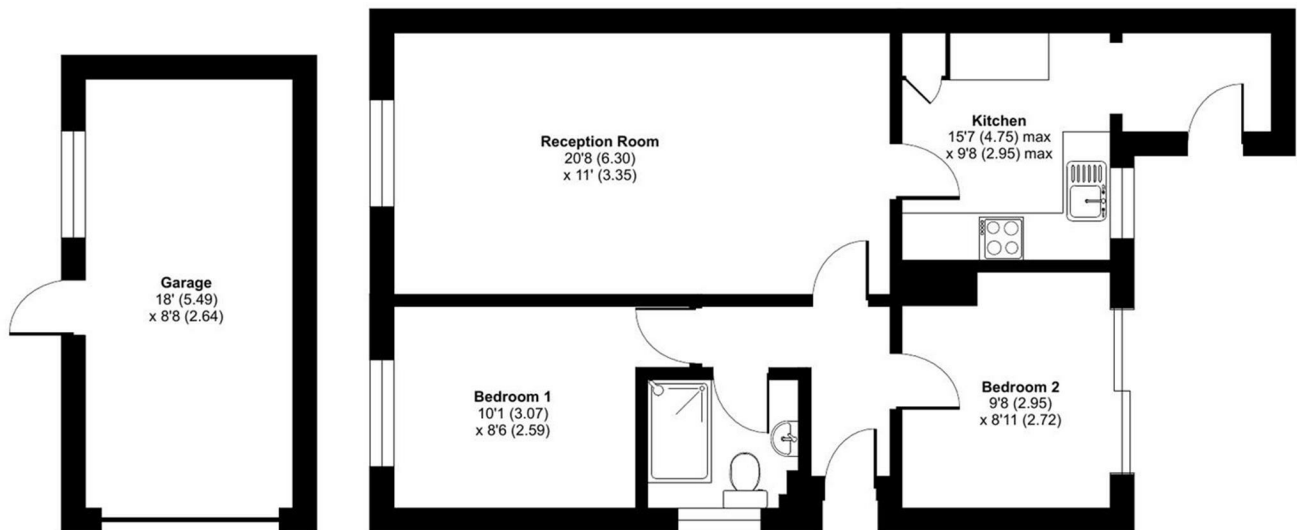


FOR SALE

3 Regents Drive, Shrewsbury, SY1 2TN



Approximate Area = 623 sq ft / 57.8 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 780 sq ft / 72.3 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). © nñchecon 2025. Produced for Halls. REF: 1317304



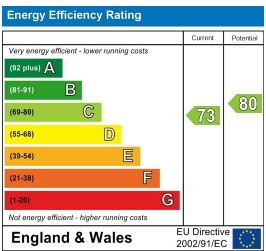
FOR SALE

Offers in the region of £220,000

3 Regents Drive, Shrewsbury, SY1 2TN

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 highly desirable and attractively proportioned semi-detached bungalow, set with garage and easily maintained gardens in this highly popular location. NO ONWARD CHAIN.



01743 236444

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



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Sought after and convenient location
- Walking distance to amenities
- Well proportioned rooms
- Driveway parking and garage
- Easily maintained gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed along Smithfield Road and under the railway bridge turning left onto Castle Foregate. Continue to the mini roundabout, taking the right turn onto Sultan Road, followed by a left turn onto New Park Road and then right onto Avondale Drive. Take the first left onto Regents Drive and the property will be found on the left hand side.

SITUATION

The bungalow is located in the most desirable and popular area of Castlefields, which benefits from a number of amenities including shops and schools. The town centre is readily accessible and offers a further and more comprehensive range of both social and leisure facilities together with a rail service.

DESCRIPTION

3 Regents Drive is a most appealing semi-detached bungalow which is presented in good decorative order throughout. The property boasts a spacious lounge diner, fitted kitchen, two bedrooms and a shower room. The bungalow provides a generous amount of driveway parking, together with a garage. The gardens are generally laid for ease of maintenance, with gravelled areas and borders to the front, whilst to the rear is a patio seating space with adjoining lawns and established borders.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE HALL

Tile floor, access to loft space and doors off and to:-

LIVING/DINING ROOM

With large picture window to front.

KITCHEN

Providing an attractive and modern range of eye and base level units with worksurface area over and incorporating a one and a half bowl ceramic sink unit and drainer with mixer tap. Part tiled walls and tiled splash, space and connection for dual fuel cooker, space and plumbing for dishwasher, eye level cupboard housing the Worcester gas fired central heating boiler, space for fridge freezer, space and plumbing for washing machine, panelled part glazed door to rear garden.

BEDROOM ONE

BEDROOM TWO

Sliding glazed patio doors leading to rear garden.

SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and large walk-in shower cubicle with mains fed shower, inset tiling and splash screen.

OUTSIDE

The property is approached over a generous patterned concrete driveway, providing ample parking for numerous vehicles and giving access to the garage and pedestrian access to the front and side of bungalow.

GARAGE

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

THE GARDENS

The gardens to the front, the gardens are laid for ease of maintenance offering slate borders containing a number of shrubs and plants and a central raised border. The majority of the gardens are located to the rear and these include a patio seating area, flowing lawns flanked by established floral shrubbery beds and borders. External cold water tap.

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 and drainage are understood to be connected. Gas fired central heating boiler. 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.