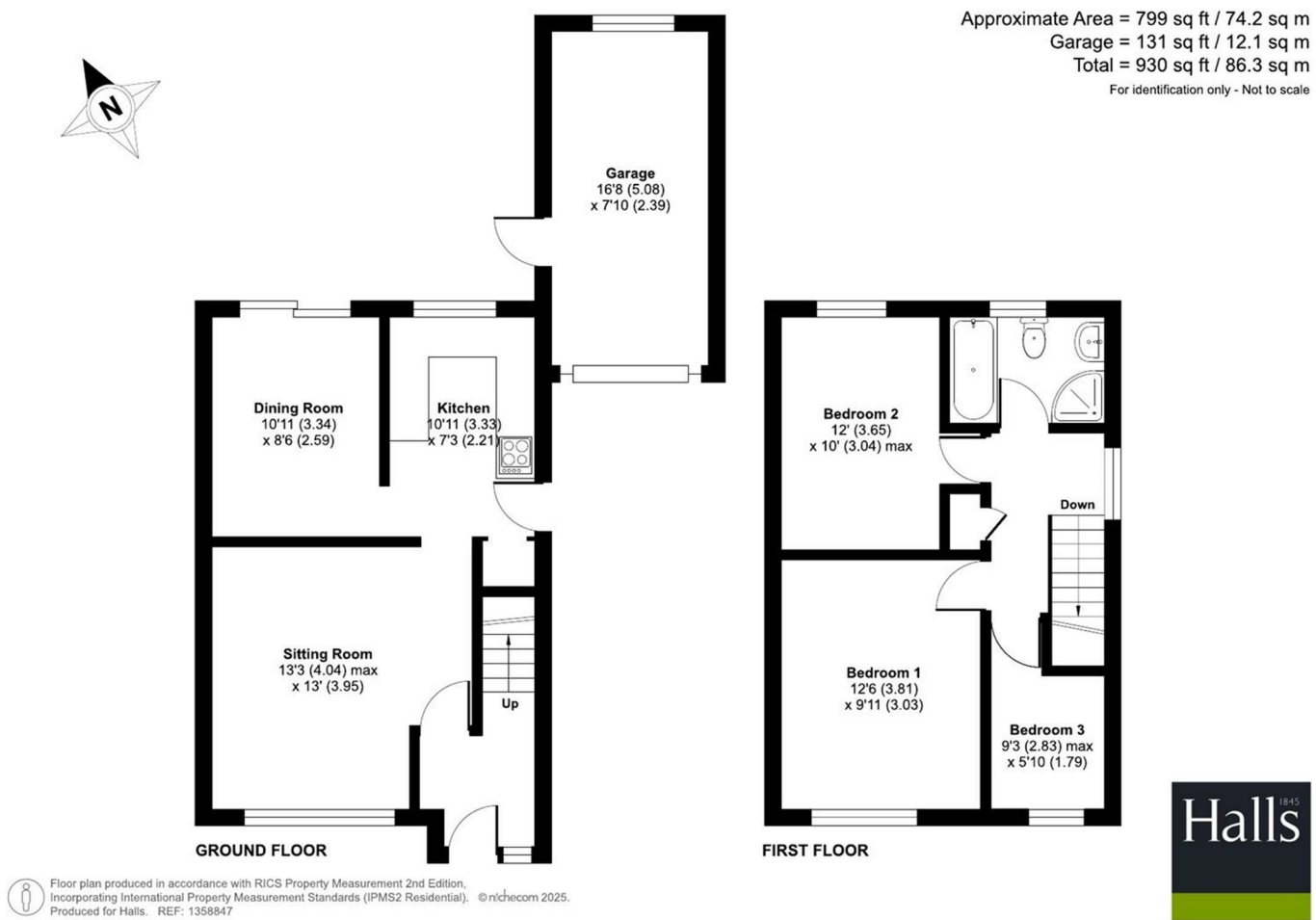


FOR SALE

22 Dale Road, Shrewsbury, SY2 5TE



FOR SALE

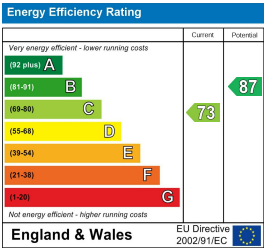
Offers in the region of £227,000

22 Dale Road, Shrewsbury, SY2 5TE

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 semi detached family home, with good size rear gardens located on the outskirts of Shrewsbury with huge potential for updating and potentially remodelling, offered with 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.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Sitting room
- Kitchen leading to dining room
- 3 bedrooms and updated bathroom
- Private driveway and garage
- Good size gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre proceed down Wyle Cop over the English Bridge staying in the left hand lane and proceed to the next set of traffic lights. Turn left at the traffic lights onto Monkmoor Road, proceed to the far end until you reach the roundabout. Continue straight over and past the shops on the right hand side, and take the turning to the left into Glenburn Gardens. Turn left at the T junction and then first right. The property will be identified after a short distance on the left hand side.

SITUATION
The property is situated amidst an established and popular residential area which has a range of amenities close at hand, but is also conveniently positioned for town centre facilities. The town centre has a fashionable range of shopping, leisure and social amenities and also offers a rail service. Commuters will be pleased to note there are excellent road links off to the A5 and M54 motorway. Less than half a mile from a choice of primary schools as well as Belvidere Secondary School.

DESCRIPTION
A traditional 3 bedroom semi-detached family house, in need of general modernisation, benefitting from a private rear garden, driveway and garage. The property is located within this popular residential area, a short distance from some excellent amenities, road links, and less than two miles from the town centre.

The property benefits from a good sized entrance hall, sitting room with feature window to front, a separate dining room opening to rear garden, a fitted kitchen with space for appliances and access to side. On the first floor there are 3 bedroom and a family bathroom. There are double glazed windows and gas fired central heating. This property offers plenty of potential and would make a lovely family home or investment opportunity and there is no onward chain.

OUTSIDE
There are private westerly facing rear gardens, which are currently mainly laid to lawn with patio area. A private driveway to front provides parking and access to single garage.

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.