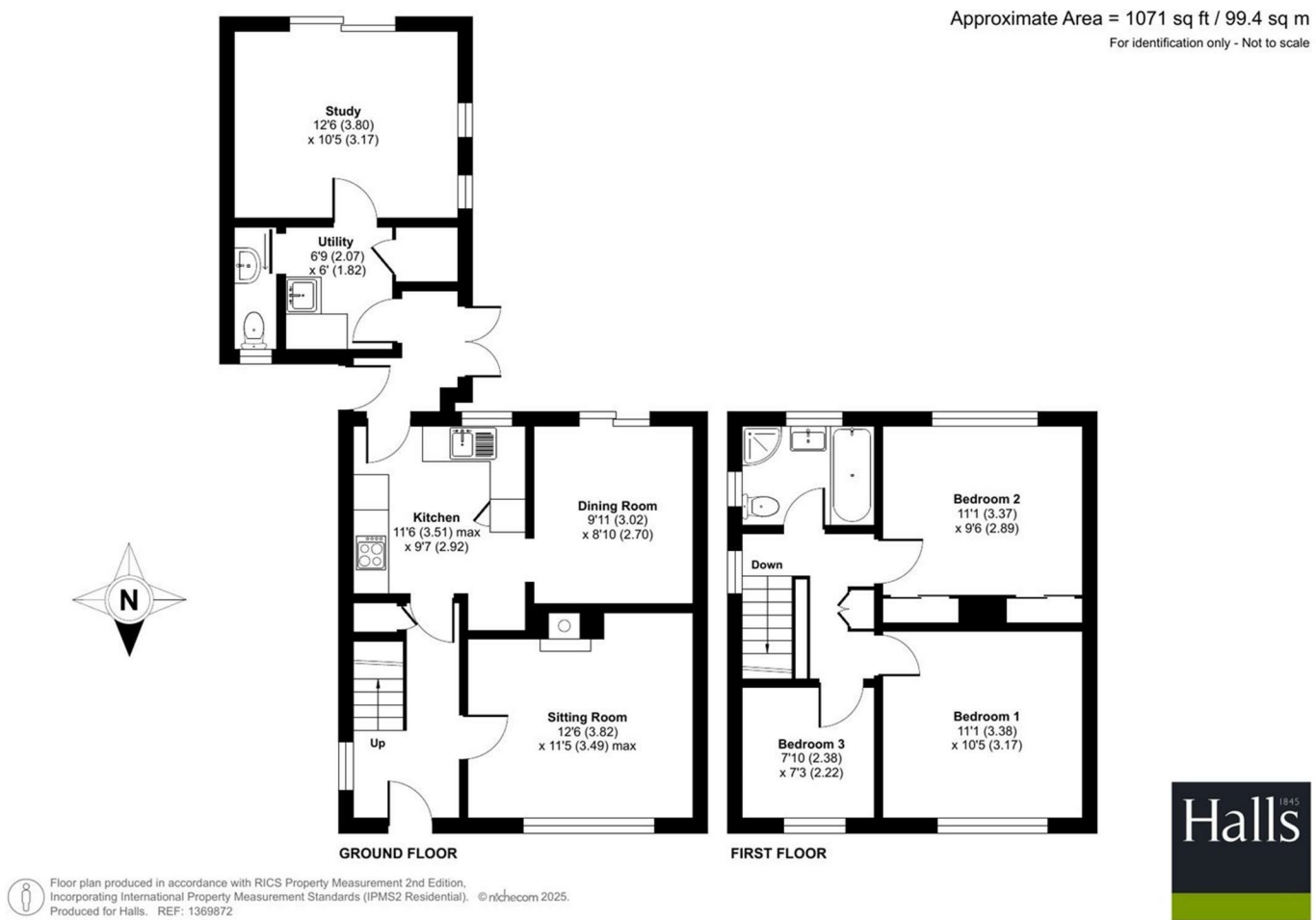


FOR SALE

44 Comet Drive, Shrewsbury, SY1 4AZ



FOR SALE

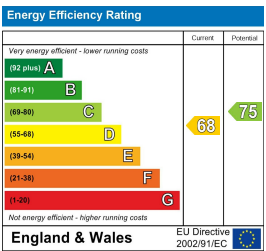
Offers in the region of £219,950

44 Comet Drive, Shrewsbury, SY1 4AZ

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 well proportioned semi-detached house offering spacious accommodation in need of modernisation, set with driveway parking and rear gardens in this sought after residential area.



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



- Offering spacious and well laid out accommodation.
- Huge potential for renovation
- Private driveway to the front
- Good sized rear gardens leading onto the old canal
- Short walk to the river and town centre

DIRECTIONS
From Shrewsbury town centre proceed along Smithfield Road taking the left turn into Chester Street. Proceed under the railway bridge staying in the left hand lane and turn left onto Castle Foregate. Continue along Castle Foregate and St. Michael's Street, proceed over the mini roundabout. Continue past the row of shops on the right hand side and just past next set of traffic lights Comet Drive is the right hand turn. Proceed along Comet Drive and No. 44 will be found on the right hand side clearly identified by a Halls 'For Sale' Board.

SITUATION
The property is conveniently situated in this established residential area close to a number of amenities including shops and schools. The town centre is easily accessible and commuters will be pleased to note that there is easy access to the main Shrewsbury bypass with links to the M54 motorway and on to Telford.

DESCRIPTION
This semi-detached house requires extensive modernisation and refurbishment, allowing prospective purchasers the opportunity to incorporate their own designs and tastes to all areas of the house. Families will be pleased to note the provision of 2 separate reception rooms, whilst there is also potential to extend the property, subject to any necessary planning consents required. The kitchen includes fitted wall and floor units and integrated appliances. On the first floor there are 3 bedrooms which are served by the family bathroom.

OUTSIDE
The property is approached over a tarmacadam driveway, providing parking and pedestrian access to the front of the property.

The majority of the gardens lie to the rear of the property and are again in need of attention and improvement.

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.