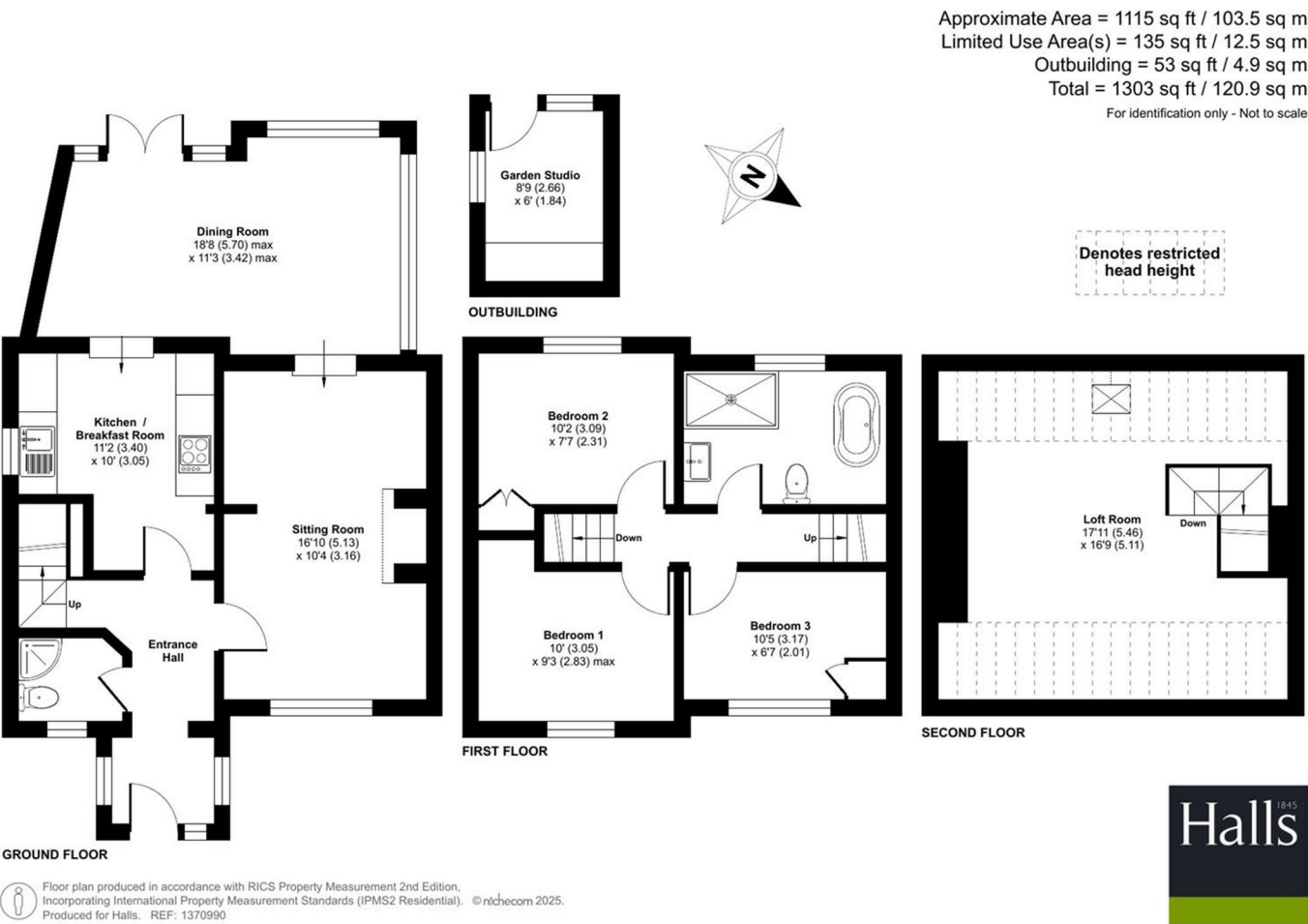


FOR SALE

24 New Park Close, Shrewsbury, SY1 2SQ



FOR SALE

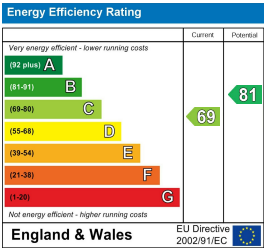
Price Guide £250,000

24 New Park Close, Shrewsbury, SY1 2SQ

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



An immaculately presented semi-detached family home, offering beautifully refurbished open plan living accommodation, with driveway parking and lawned gardens in a highly desirable location.



01743 236444

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

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01743 236444

Close to town amenities.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular location
- Recently fitted kitchen
- Well proportioned sitting room
- Landscaped rear gardens
- Private driveway parking
- Walking distance to amenities

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road, staying in the left hand lane around onto Chester Street. Continue under the railway bridge in the left hand lane and turn left onto Castle Foregate. After a short distance take the right turn into New Park Road, follow this road for a distance and take the left turn into New Park Close. Number 24 will be found after a short distance on the left hand side.

SITUATION

The property is within close proximity to a variety of excellent local amenities, popular local schooling and is within walking distance of the Shrewsbury town centre and tranquil riverside walks. Access to the local bypass is also readily accessible from the property. There is also a rail service within Shrewsbury Town Centre.

DESCRIPTION

24 New Park Close is a well proportioned three bedroom semi-detached house that has been updated and renovated, located in a convenient location for the town and train station. The ground floor accommodation includes an entrance hall with doors to the guest WC, refitted kitchen, spacious lounge and dining area beyond. The first floor provides three bedrooms and the family bathroom. A spiral staircase leads up to the loft space which is currently used a bedroom.

OUTSIDE

To the front, there is driveway parking and pedestrian access to the front of the property.

At the rear, there is a raised decked area, great for alfresco entertaining and flowing lawns with gravelled 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

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.