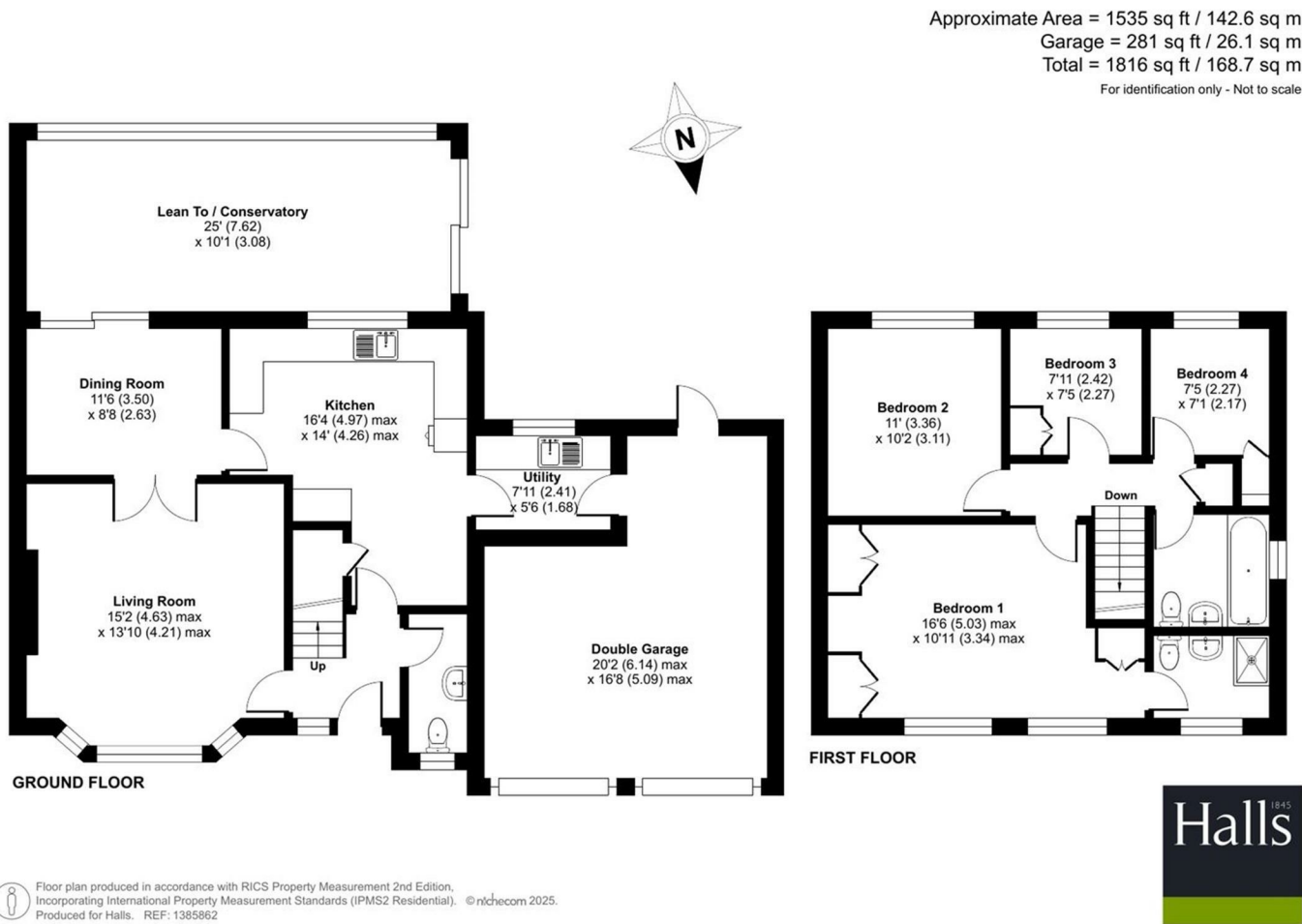


FOR SALE

12 Kenton Drive, Shrewsbury, SY2 6TH



FOR SALE

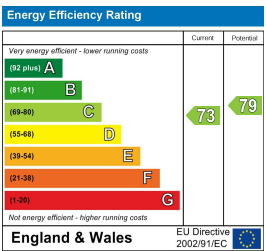
Offers in the region of £410,000

12 Kenton Drive, Shrewsbury, SY2 6TH

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 most appealing detached house, requiring modernisation and improvement, offering rooms of pleasing proportions set with double garaging and good size gardens in this most sought after locations.



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



4 Bedroom/s



2 Bath/Shower Room/s



- Quiet cul-de-sac location
- Well laid out accommodation
- Excellent scope to modernise
- Driveway parking and double garage
- Easily maintained gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre proceed over the English Bridge and onto Abbey Foregate. Take the third exit at the column roundabout onto Wenlock Road and then take the right turn just after St.Giles church onto Sutton Road, proceed for some distance along Sutton Road and take the right turn into Laundry Lane and then the right turn into Kenton Drive. The property will be observed on the right hand side identified by a Halls for sale board.

SITUATION
The property is most attractively situated in this most popular and established area of the town being convenient for a number of local amenities including school and shops. The town is within a good walking distance and commuters will find there is ready access to the A5 and M54 motorway linking through to Telford and thereon to the M6 motorway. Shrewsbury town centre provides an excellent range of amenities including a wide range of shops, restaurants, pubs, social and leisure facilities together with a rail service.

DESCRIPTION
Occupying a quiet cul-de-sac position within walking distance of both local and town-centre amenities, 12 Kenton Drive is a detached family home offering rooms of pleasing proportions and excellent scope for modernisation throughout—an ideal opportunity for purchasers wishing to introduce their own ideas and tastes.

The ground floor opens with a welcoming reception hall leading to a spacious living room with bay window, with double doors flowing through to a separate dining room. The dining room provides access to a large lean-to conservatory. A generously sized breakfast kitchen, a useful utility room and a guest WC complete the ground floor accommodation.

To the first floor there are four bedrooms, the principal of which features a range of fitted wardrobes and has the benefit of an en-suite shower room. The remaining bedrooms are served by the family bathroom, fitted with a coloured suite.

Outside, the property enjoys a generous frontage with ample driveway parking leading to the integral double garage. The house sits attractively within its plot, with flowing lawns and established borders to the front. The majority of the gardens lie to the rear and offer further lawns along with patio seating areas—ideal for outdoor dining and entertaining.

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 'E' on the Shropshire Council Register.

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