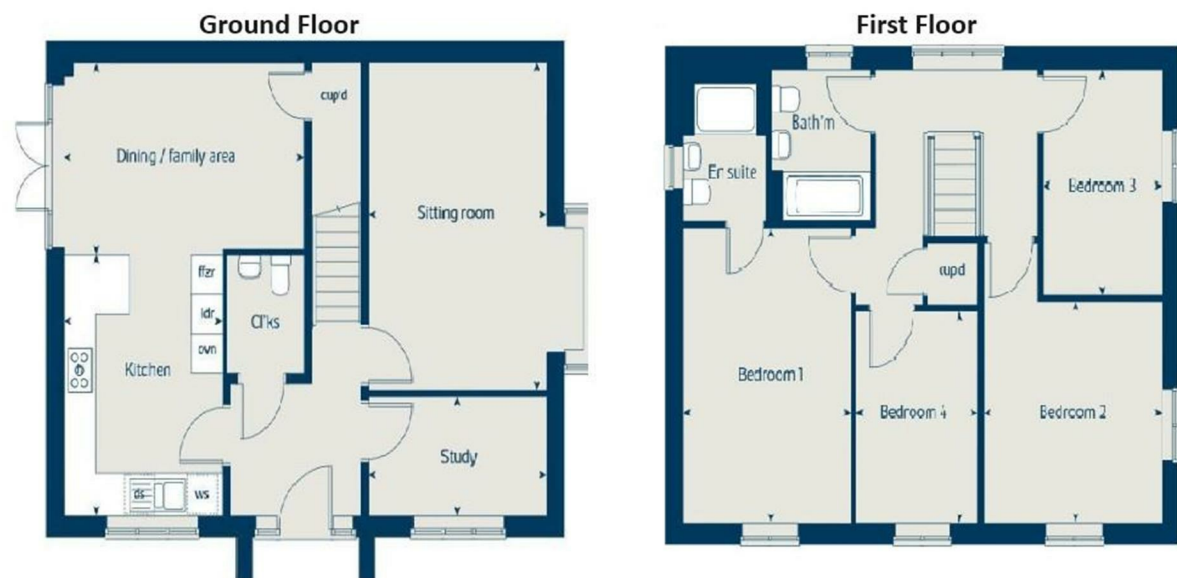


FOR SALE

11 Derriman Close, Shrewsbury, SY2 6GT



FOR SALE

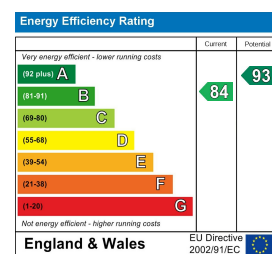
Offers in the region of £375,000

11 Derriman Close, Shrewsbury, SY2 6GT

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 and generously proportioned modern detached house, set on a corner plot with garage and gardens, on this most sought-after development.



01743 236 444

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.

Close to town amenities.



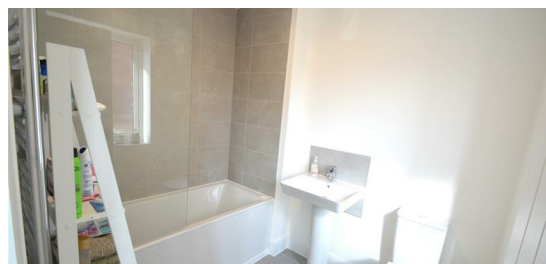
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A recently constructed modern house
- Spacious accommodation
- Immaculately presented
- Upgraded AMTICO flooring
- Opportunities to enhance garden
- Detached garage and parking

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge and carry on straight on up through Abbey Foregate to the column roundabout. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T-junction with Oteley Road turn left. Proceed along Oteley Road for a short distance and take a right turn into Maxfield Drive. Bear right at the T-junction, followed by the left into Derriman Close.

SITUATION

The property is conveniently situated on the southern outskirts of the town and well placed for a number of local amenities including the Meole Brace Retail Park which includes Sainsburys Supermarket. Schools including The Priory and Meole Brace are easily accessible. In addition there are a small number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley road quickly connects into the A5 and then through onto the M54 Motorway with Telford readily accessible.

DESCRIPTION

11 Derriman Close is a recently constructed and immaculately presented detached house which provides rooms of pleasing dimensions throughout. The current owners have introduced upgrades including Amtico flooring throughout the ground floor accommodation. To the ground floor is a generous living room, feature open plan kitchen diner with numerous integral appliances and double doors leading out to the garden. Also to the ground floor is a useful Guest WC and study. To the first floor there are four bedrooms, the principal of which provides an en-suite shower room, whilst the remaining three are served by the family bathroom. Outside, located to the rear is a driveway with space for circa two vehicles which also gives access to the detached garage. The gardens are of a pleasing size and require maintenance giving all prospective purchasers an excellent opportunity to introduce their own ideas and designs.

ACCOMMODATION

PILLARD STORM PORCH

Panelled part glazed entrance door leads into:

RECEPTION HALL

Leads into:-

GUEST WC

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, extractor fan.

LIVING ROOM

With dual aspect windows.

KITCHEN/DINER

With ceiling downlighters, AMTICO flooring. Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating one and a half bowl LEISURE Stainless Steel Sink unit and drainer with mixer tap over. Integral BOSCH double oven and grill with separate 5 ring stainless gas hob unit with stainless splash and BOSCH filter hood. Integral BOSCH dishwasher, integral fridge/freezer. Under cupboard lighting, breakfast bar eating area. Useful walk in understairs storage cupboard. Twin glazed french doors leading out to the gardens.

STUDY

With AMTICO flooring.

FIRST FLOOR LANDING

With access to loft space, built in storage cupboard.

BEDROOM 1

With inset fitted blackout blinds, built in double wardrobe and door to:-

ENSUITE SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, large walk in shower cubicle with drench style head, mains fed shower and additional feeder shower attachment, shaving connection point. Inset tiles and sliding splash screen, wall mounted heated towel rail and extractor fan.

BEDROOM 2

Inset fitted blackout blinds.

BEDROOM 3

BEDROOM 4

BATHROOM

With tiled floor, providing a white suite, comprising low level WC, pedestal wash hand basin with tiled splash. Panelled bath with mains fed IDEAL shower over with splash screen and part tiled walls, wall mounted heated towel rail.

OUTSIDE

To the front the property is approached off street. Driveway parking is positioned to the rear with parking for circa 2 vehicles, whilst also giving access to the detached garage.

DETACHED GARAGE

With metal up and over entrance door. Power and light points.

GARDENS

To the front the gardens offer a small area laid to lawn, together with barked shrubbery beds and borders. The rear gardens are currently undergoing maintenance and comprise a small flagged patio area with adjoining section that offers garden enthusiasts an excellent opportunity to introduce their own designs and tastes.

GENERAL REMARKS

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. Gas fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com