

# HAYLEY JACKSON

POWERED BY  
**exp** UK



**69 New Ifton, St Martins, Shropshire, SY11 3AA**

**£235,000**



















**This extended three bedroom family home must be viewed to appreciate the spacious and versatile accommodation. This property benefits from gas fired central heating and benefits from UPVC double glazing. The accommodation comprises; Reception Hall, Living Room, Kitchen and Dining Area, Garden Room, Store, Landing, Three Bedrooms served by Family Bathroom, Gardens to Front and Rear, Outside WC, Parking, Studio and Office with Kitchenette and Shower Room.**

The entrance door leads into the Reception Hall with staircase leading to the First Floor and door into the Living Room.

The Living Room is warm and inviting with feature fireplace and UPVC double glazed bay window to the front elevation. Understairs storage cupboard.

The Kitchen benefits from a good amount of storage provision with worktops over, the Kitchen area has two UPVC double glazed windows looking into the Garden Room. The Dining Area benefits from a UPVC double glazed window and door into the Garden Room. The Garden Room is of a generous size with access to the Rear Garden and Store..

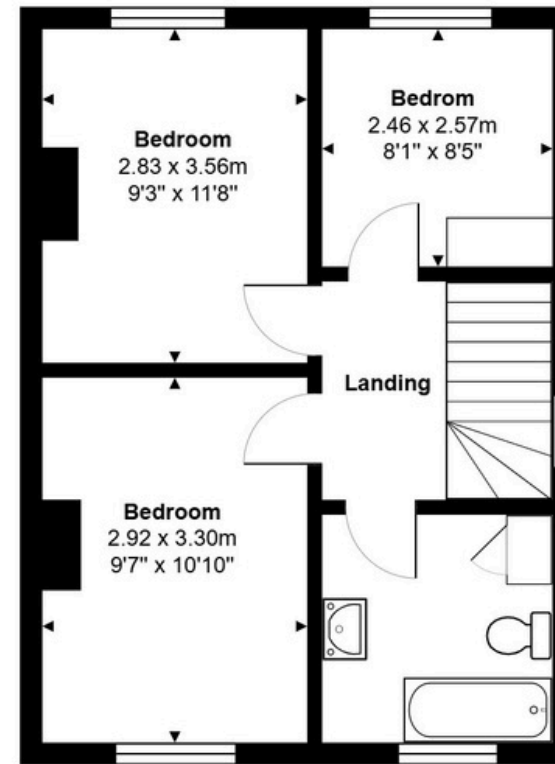
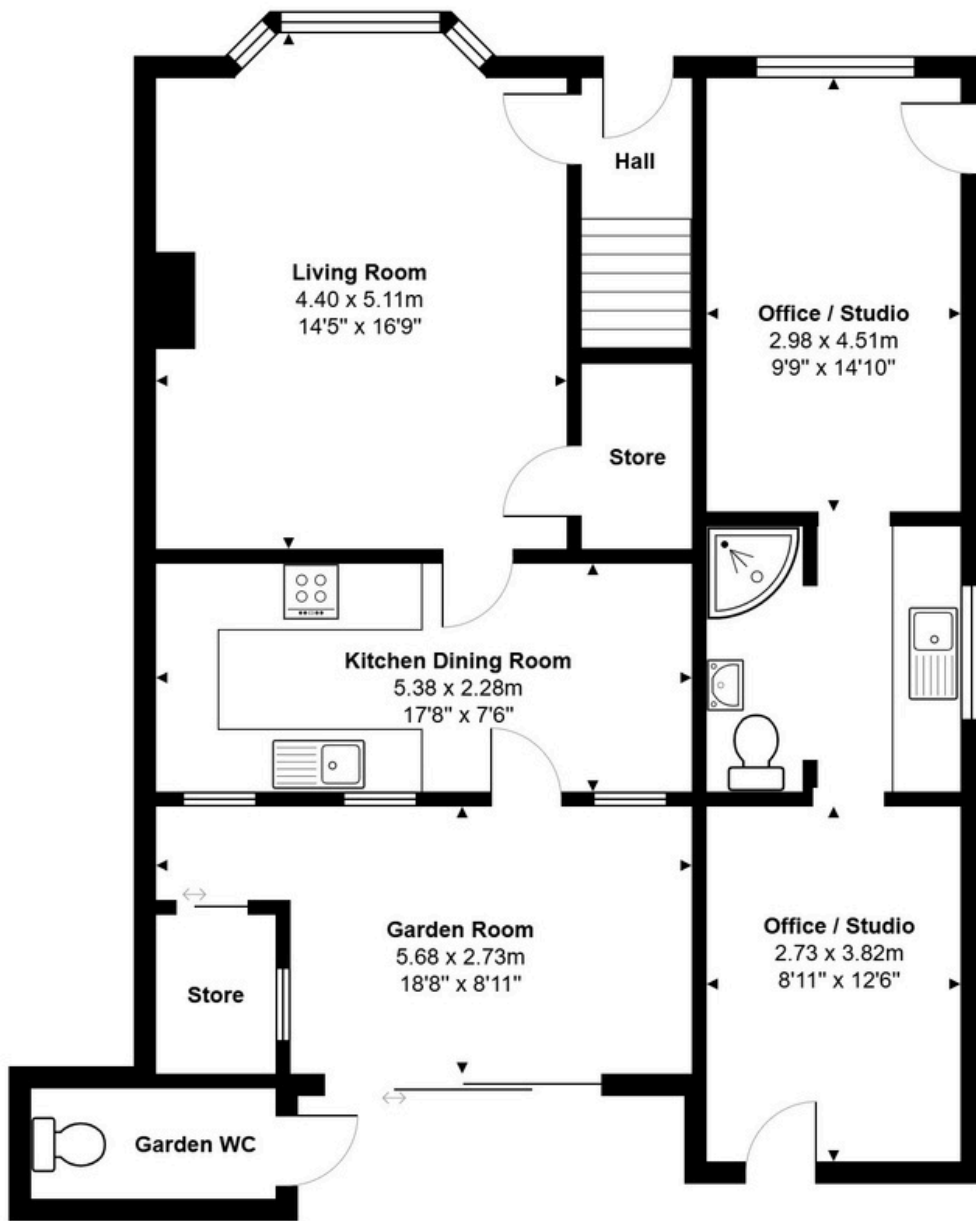
The First Floor Landing provides access to the Bedrooms and Bathroom.

Bedroom One and Bedroom Three have UPVC double glazed windows to the front elevation .

Bedroom Two has a UPVC double glazed window to the rear elevation.

The Garden Area is laid to lawn for ease of maintenance with well planted borders and raised decked area. The garden benefits from outside WC and access to the Office/Studio with Kitchenette and Shower Room.





All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





















HAYLEY JACKSON

POWERED BY  
**exp** UK







# HAYLEY JACKSON

POWERED BY  
**exp** UK

**Council Tax Band** – Band B

**Shropshire Council**

**Tenure** – Freehold. Confirmation should be sought via a purchasers legal advisor.

**Services** – We understand that the property benefits from mains gas, electricity, drainage and water. Confirmation should be sought via a purchasers legal advisor.

Site Management Service Charge to be implemented once site is finalised.

**Viewing strictly via the property agent**



Notes – Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Purchasers will need to complete an Anti Money Laundering check via a third party, Move Butler, at a cost of £30.00 per person.



07359393122 / [hayley.jackson@exp.uk.com](mailto:hayley.jackson@exp.uk.com) / [hayleyjackson.exp.uk.com](http://hayleyjackson.exp.uk.com)