



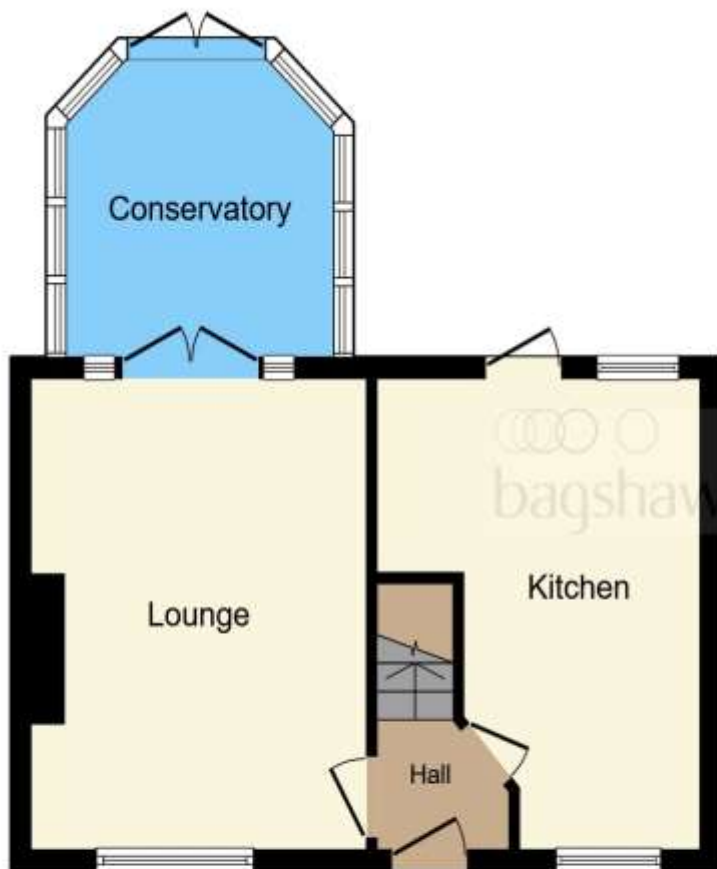
Shropshire Avenue, Derby, DE21 6EU

welcome to

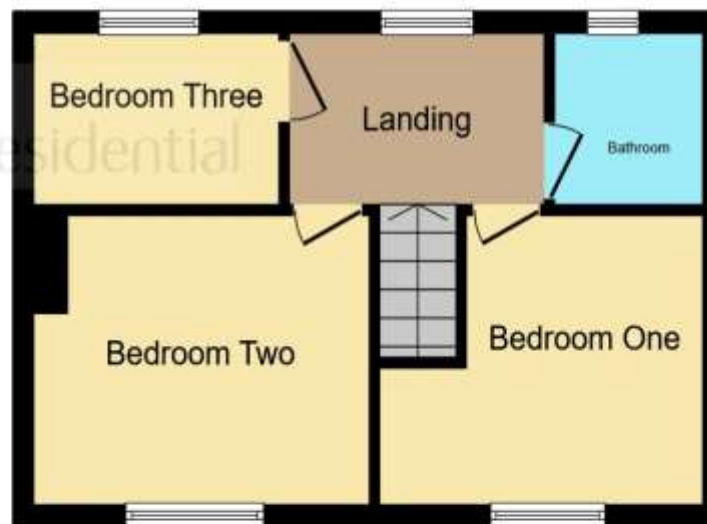
Shropshire Avenue, Derby

This well-presented three-bedroom mid-terrace home on Shropshire Avenue, Chaddesden, features a spacious lounge, modern kitchen-diner, conservatory, and a recently fitted kitchen and bathroom. With a large driveway, generous rear garden, and excellent local amenities, it's an ideal family home.





Ground Floor



First Floor

Lounge

14' 9" MAX x 11' 4" MAX (4.50m MAX x 3.45m MAX)

Kitchen/ Diner

13' 2" MAX x 10' 9" MAX (4.01m MAX x 3.28m MAX)

Bedroom 1

12' 8" MAX x 9' 1" MAX (3.86m MAX x 2.77m MAX)

Bedroom 2

11' 5" MAX x 9' 4" MAX (3.48m MAX x 2.84m MAX)

Bedroom 3

8' 5" MAX x 5' 2" MAX (2.57m MAX x 1.57m MAX)

Bathroom

6' 6" MAX x 5' 4" MAX (1.98m MAX x 1.63m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to Shropshire Avenue, Derby

- Three-bedroom mid-terrace home
- Spacious lounge with access to the conservatory
- Modern kitchen-diner with garden access
- Recently fitted kitchen and bathroom
- Two double bedrooms and one single bedroom

Tenure: Freehold EPC Rating: E

offers over

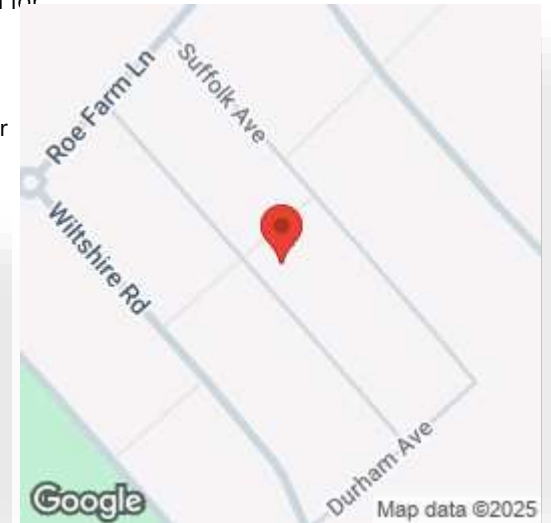
£185,000

Located in the heart of Chaddesden, this beautifully presented three-bedroom mid-terrace home on Shropshire Avenue offers spacious and modern living. Upon entering, you are welcomed by a bright lounge to the left, which provides access to a lovely conservatory, perfect for additional living space. To the right, the stylish kitchen-diner, recently upgraded, offers a contemporary feel with modern fittings and direct access to the generous rear garden.

Upstairs, the property boasts two well-sized double bedrooms-one to the front and one to the rear-alongside a single bedroom at the back, ideal for a nursery, home office, or guest room. The modern family bathroom, also recently fitted, is positioned to the rear.

Externally, the home benefits from a large driveway to the front, providing ample off-road parking, while the spacious rear garden offers the perfect outdoor retreat for families and entertaining.

Shropshire Avenue is set within Chaddesden, a popular residential area known for its strong sense of community, excellent local schools, and an array of nearby shops and amenities. The property is within easy reach of Derby city centre, offering great transport links, including quick access to the A52 and M1 for commuters. With parks and green spaces nearby, this is an excellent choice for families and first-time buyers alike.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120372



Property Ref:
DBY120372 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk