



Roger
Parry
& Partners

6 Simpson Way, Shrewsbury, SY2 6FT



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Offers In The Region Of £400,000

This beautifully presented, double fronted four bedroom detached home has been finished to an exceptional standard of specification and is set in lovely landscaped gardens. Occupying an enviable position, set back from the road in this much sought after location, ideal for commuters with excellent access to the A5/M54 motorway network.

Through Reception Hall with Cloakroom, Lounge, Family Room, open plan Kitchen Diner, Utility, Principal Bedroom with en suite, 3 further double Bedrooms and luxury family Bathroom.

The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking and garage and landscaped gardens.



Location

The property occupies an enviable position in this popular development, perfect for commuters with ease of access to the A5/M54 motorway network and lovely walks through the nearby Reabrook Conservation area. There are excellent facilities on hand including primary and secondary schools, supermarkets and recreational facilities.

Reception Hall

16'10" x 6'8" (5.15m x 2.04m)

With tiled floor, radiator, deep understairs storage cupboard.

Cloakroom

5'0" x 3'4" (1.53m x 1.03m)

With WC and wash hand basin, continuation of tiled floor, radiator.

Lounge

17'5" x 10'6" (5.33m x 3.21m)

Providing a lovely dual aspect, having window overlooking the front and French doors to rear, media point, radiator.

Family Room

12'10" x 10'6" (3.91m x 3.20m)

Again with window to the front, radiator.

Open plan Kitchen Diner

17'1" x 12'5" (5.21m x 3.80m)

A well appointed room, perfect for those who love to entertain and featuring French doors opening onto rear garden and sun terrace and window to side. The kitchen is beautifully fitted with range of units incorporating one and half bowl under mount sink with mixer taps set into worksurface. Further range of matching base units comprising cupboards and drawers with integrated dishwasher and fridge freezer all with matching fascia panels. Induction hob with extractor hood over, built in double oven and grill. Range of eye level wall units, recessed ceiling lights. Tiled flooring throughout.

Utility

8'5" x 5'5" (2.57m x 1.65m)

Beautifully fitted with range of units incorporating single sink with mixer taps set into worksurface.

Further range of matching base units comprising cupboards and space for washing machine. Range of eye level wall units, recessed ceiling lights. Tiled flooring throughout. Window to side.

First Floor Landing

17'1" x 11'3" (5.23m x 3.44m)

From the Reception Hall staircase leads to spacious First Floor Landing with access to roof space, window to front and of which leads

Principal Bedroom

17'6" x 10'5" max (5.35m x 3.20m max)

An excellent principal room with window to the front. Built in wardrobe, media point, radiator.

En Suite Shower Room

7'4" x 4'8" (2.26m x 1.43m)

With large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

Bedroom 2

10'6" x 10'3" (3.21m x 3.14m)

With window to the front, radiator.

Bedroom 3

11'10" x 9'5" (3.61m x 2.87m)

With window to the side, radiator.

Bedroom 4

11'11" x 7'6" (3.64m x 2.31m)

With window to the rear, radiator.

Family Bathroom

6'10" x 6'2" (2.10m x 1.90m)

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side, recessed ceiling lights.

Outside

The property occupies an enviable position set back from the road with driveway providing parking and leading to the Garage. The Garage has a side service door to the rear garden.

The Rear Garden is a particular feature of the property having been landscaped with lawn, with an abundance of well stocked raised flower borders and paved sun terrace, adjacent to the Dining Area, perfect for dining alfresco. The Garden has an outside tap and lighting.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We would recommend this is verified during pre-contract enquiries. Flood risk; Very low. Broadband Download Speed: Basic 3 Mbps & Superfast 1000 Mbps. Mobile Service: Likely. Information provided by ofcom.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

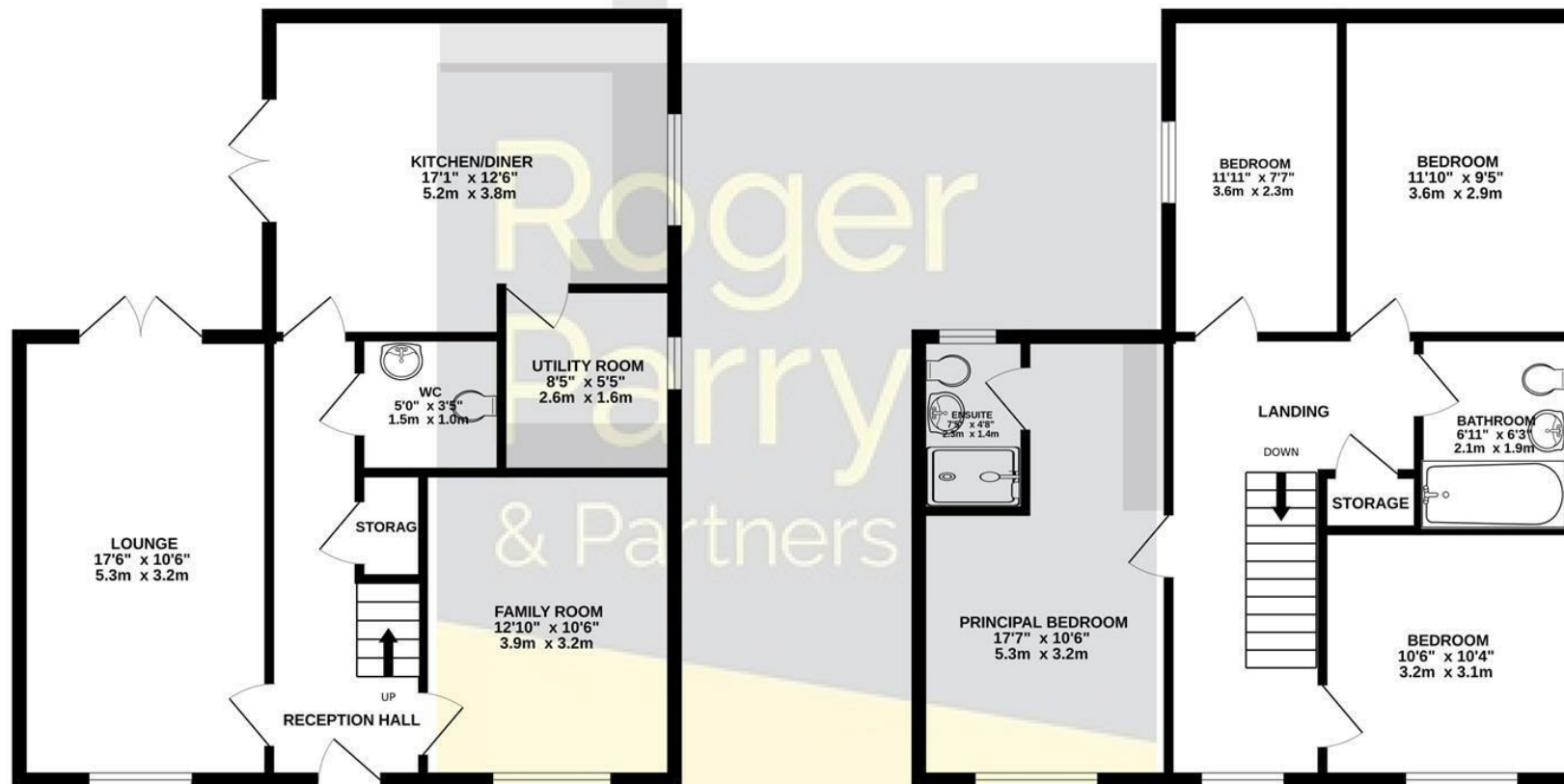
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan

(not to scale - for identification purposes only)

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1432sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
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