



Roger
Parry
& Partners

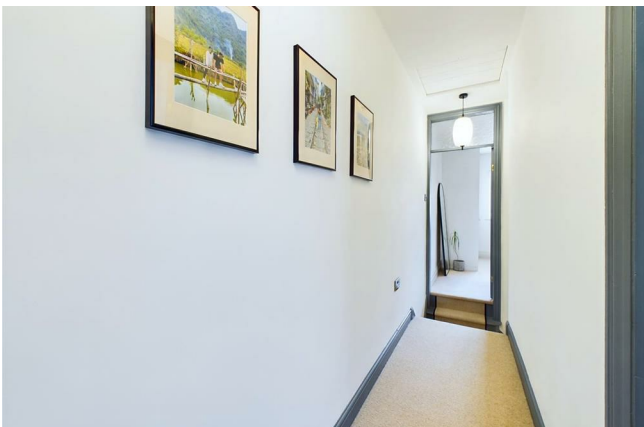
21 Ashley Street, Shrewsbury, SY2 5DU



**21 Ashley Street, Shrewsbury, SY2 5DU
Offers In The Region Of £375,000**

A recently renovated, extended three bedroom semi detached house, with deceptively spacious accommodation and beautifully landscaped rear garden. Having recently undergone a complete renovation, the renovation has been done sympathetic to the period of the property and this stunning home is ready and waiting for its new owners.





Floor Plan (not to scale - for identification purposes only)



The accommodation includes an impressive entrance hallway, attractive living room with log burner, stunning open plan refitted kitchen diner with integrated appliances, versatile sitting room and WC. The first floor offers three bedrooms and a luxury refitted bathroom. There are two sets of patio doors that open out from the kitchen diner and sitting room to the landscaped rear garden, with a patio area and lawn with established beds and borders.

The property is situated in this highly sought after residential location within close proximity to riverside walks and within walking distance of the medieval town centre of Shrewsbury. Access to the national road and rail network is excellent from this location.

Reception Hall

With original Minton tiled flooring and window to side. Door leading to

Living Room

With feature log burner set on a tiled hearth, vertical radiator, bay window to front with fitted shutters, luxury vinyl flooring, fitted shelving to alcove and deep understairs storage.

Dining Room

With luxury vinyl flooring, raised open fire set on brick base (currently used as decorative log store), French doors leading out to rear garden, traditional column radiator and wall lights. Open access to

Refitted Kitchen

Refitted with a contemporary range of units comprising twin inset sink with mixer taps set into Quartz worksurfaces and matching upstands, extending to two wall sections with further peninsula work surface providing breakfast bar seating area. Extensive range of cupboards and drawers under, integrated fridge freezer, dishwasher, waste bin, wine rack, four ring induction hob with hidden extractor hood and double eye level oven. Matching range of built in eye level cupboards and full length cupboard with shelving providing a pantry space. Luxury vinyl flooring, inset ceiling lights, window to side. Sliding double doors lead to UTILITY SPACE with cupboard housing space and plumbing for washing machine and tumble dryer and housing of recently replaced gas central heating boiler.

Family Room

Currently used as a home office/ Study, with French doors leading to rear garden, luxury vinyl flooring.

WC

With low flush wc and wall hung wash hand basin, inset ceiling light, feature half mirror wall and wooden paneling to wall, window to rear.

From the reception hall, stairs lead to First floor landing with access to loft space (which is partly boarded).

Bedroom

With window to front and fitted shutters, further feature shaped window. Fitted with full height built in wardrobes and traditional column radiator.

Bedroom

With exposed wooden floorboards, window to rear, traditional column radiator, feature wall with wooden paneling, feature cast iron decorative fire surround and deep storage cupboard with rails and window to side.

Bedroom

With window to rear, traditional column radiator, wooden paneling to walls.

Refitted Bathroom

Refitted with a modern three piece suite comprising of paneled bath with twin head shower unit over with glass screen, wash hand basin and low flush wc set into vanity unit with build in storage. Tiled surround to walls, window to side and heated towel rail.

Outside

The property is approached via pathway extending up to the front door and pedestrian gated access to the rear. Front garden is laid to graveled area. The rear garden is a delightful feature of the property which has been landscaped to provide tiled patio which is a perfect space for Al fresco dining, leading to lawn with raised borders and stone pathway leading to paved patio providing an additional seating space. Garden storage shed and enclosed with fencing and hedging.

General Notes

EPC

Since the EPC has been completed on this property, the property has had a new gas central heating combination boiler installed.

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 understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 1139 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

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.



Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

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
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.