



Roger
Parry
& Partners

5 De Quincey Fields, Upton Magna,
Shrewsbury, SY4 4US



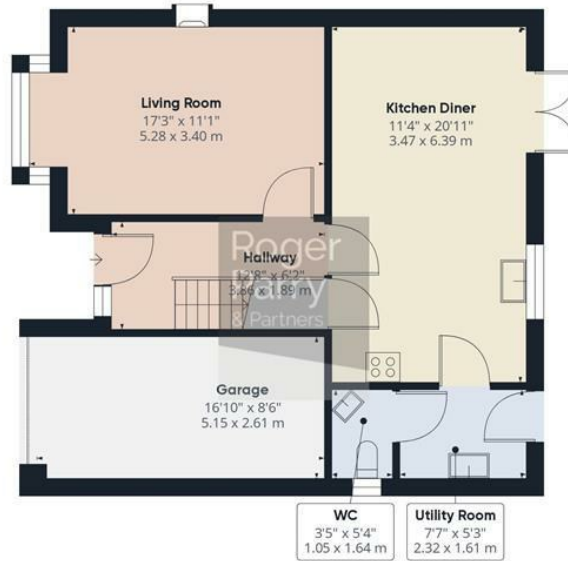
5 De Quincey Fields, Upton Magna, Shrewsbury, SY4 4US
£450,000

An immaculately presented, modern four bedroom detached house set on a generous plot with private garden, off street parking and garage. The property has well designed accommodation that comprises of reception hall, living room with bay window, large kitchen/dining room which makes an ideal space for entertaining, utility room and cloakroom. The first floor has a principal bedroom with built in wardrobes and an en-suite shower room, three further good sized bedrooms and a family bathroom.





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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1339.35 ft²
124.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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De Quincey Fields is an attractive modern development on the fringe of the desirable village of Upton Magna, which is well placed for access to Shrewsbury, Telford and the M54. Amenities include a 3 Rosette pub and restaurant, church, village hall and good primary school.

Reception Hall

With matching oak strip flooring, radiator, control panel for burglar alarm system and door providing access into;

Lounge

Walk in bay window with uPVC double glazed window overlooking the pleasant open front aspect, radiator, brick feature fire surround with Oak mantle and tiled hearth housing gas fired log burner style fire.

Kitchen Diner

Fitted to a high standard, having an extensive range of granite effect work surfaces and upstands, together with a cream shaker range of under cupboards incorporating inset 1 1/2 bowl ceramic sink with mixer taps, integrated dishwasher and fridge freezer with matching fascia cupboard, extensive range of matching eye-level wall cupboards. Master range style cooker with stainless steel splashback and extractor unit over, further range of matching eye level units and draws. Radiator, inset ceiling lights, uPVC double glazed window and French doors to the rear garden. Tiled floor and deep understairs storage cupboard. Door leading into;

Utility Room

With tiled floor, granite effect work surfaces with under cupboards and drawer incorporating inset single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine, space for tumble dryer, radiator, housing gas central heating boiler. Door to the rear, inset ceiling lights, extractor fan and door leading to;

WC

Fitted with tiled floor, white suite comprising low-level WC, corner hand basin with mixer taps, window to side and radiator.

Stairs rise from reception hall to first floor landing which provides accessing to airing cupboard and partly boarded loft space.

Principal Bedroom

With fitted wardrobes with mirror front sliding doors, radiator and Upvc window to front.

En Suite Shower Room

Fitted with three-piece white suite comprising; fully tiled corner shower cubicle with sliding glass door, low level WC and wand hand basin with mixer taps, tiled floor, uPVC double glazed window and radiator.

Bedroom

With Upvc window to rear, radiator and fitted wardrobe with sliding doors.

Bedroom

With Upvc window to front, again providing a pleasant outlook. Radiator.

Bedroom

With Upvc window overlooking rear and radiator.

Family Bathroom

Fitted with a modern suite comprising of panelled bath with shower unit over and glass side screen, wash hand basin and low flush wc set into vanity unit providing ample storage. Tiled floor and tiled surround to walls. Upvc window to rear, inset ceiling lights and extractor fan.

Outside

The property is approached over a driveway providing parking for vehicles and leading to the GARAGE with concrete floor, up and over door, power and lighting supply and side service door. To the side of the property there is an EV charging point. To the front garden there is an attractive lawned area. Gated side access leading to the generous rear garden, comprising of a paved patio with cold outside tap, good sized lawn space to the side and rear. The whole is enclosed by fencing and hedging.

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 understand the Broadband Download Speed is: Basic 19 Mbps & Superfast 80 Mbps. Mobile Service Inside: Limited and Outside: Likely. 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 E. 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: 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

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.