







10 Ashfields Road, Shrewsbury, SY1 3EE  
Guide Price £318,500

An extremely well presented detached house set in larger than average plot providing scope for further extension. The present accommodation briefly comprises entrance hall, sitting room kitchen/dining room utility downstairs WC studio/hobbies room (previously the garage). Upstairs there are two double and one large single bedrooms and family shower room. The property has the benefit of gas heating and double glazing together with good off road. There is also space to the side of the property to build a new garage or convert the hobbies room back to a garage. The gardens are of particular note with areas both to the rear and side.





uPVC glazed and panel front door with leaded glass inlay and full length glass side screens to both sides.

**Entrance Hall**

5'11 x 18'4 (1.80m x 5.59m)

With radiator, coving ceiling, central light, power point, double glazed opaque glass window to the side, staircase leading to 1st floor.

From entrance hall door to:

**Sitting Room**

13 x 12'1 (3.96m x 3.68m)

With built in fireplace with coal effect gas fire inset, raised hearth and wood surround. Double radiator, central light point, coving to ceiling, power points, TV aerial socket, oriel double glazed bay window to the front with further matching window to the side.

From sitting room glazed and wooden door leading to:

**Kitchen/ Dining Room**

19'1 x 9'2 (5.82m x 2.79m)

Kitchen area: With range of units comprising 1 1/2 bowl single drainer sink unit set into granite work surface with range of cupboards under and tiled splash above, built-in dishwasher, space for undercounter fridge, stainless steel four ring gas hob with stainless steel extractor above and built-in electric oven below. Further range of cupboards and drawers set to recess with further built-in pantry. Ceramic tile flooring, power points, central light point, tiled sill to double glazed window overlooking rear gardens, glazed and wooden service door back to hallway.

Dining Area: With radiator, central light point, power points, coving to ceiling, sliding double glazed patio doors get access to rear gardens.

From kitchen panel door to:

**Utility**

7'3 x 7 (2.21m x 2.13m)

With further range of units comprising circular stainless steel sink unit set into laminate work surface with single base unit and space and plumbing for automatic washing machine below and tiled splash above and double eyelevel cupboard. Further single base unit to adjacent wall, ceramic tiled flooring, power and light points, powers points uPVC double glazed opaque glass window and service door leading to the side. Door to built-in pantry with lighting point

From utility door to:

**Cloakroom**

4'1 x 2'10 (1.24m x 0.86m)

With WC, central light point, ceramic tiled flooring, double glazed opaque glass window to the rear.

From utility panel door to

**Studio**

7'10 x 17 (2.39m x 5.18m)

Formerly a garage, with power and lighting points uPVC double glazed window to the front, further matching opaque glass window to the side This room could easily be converted back to a garage if require. However, there is also space to the side to build a completely new garage as well.

From entrance hall stairs lead to:

**Landing**

6 x 9'6 (1.83m x 2.90m)

With coving to ceiling, central light point, double glazed to opaque glass window to side door built-in boiler cupboard with gas fired boiler supply domestic water central heating, access to roof space.

Landing gives access to bedroom accommodation comprising:

**Bedroom One**

10'8 x 11'10 (3.25m x 3.61m)

With radiator, power lighting points, built-in double wardrobe with hanging rail and top shelf, uPVC double glazed windows to the front and side.

**Bedroom Two**

11'2 x 9'2 (3.40m x 2.79m)

With radiator, power and lighting points, built-in wardrobe with hanging rail and top shelf, further built-in storage cupboard alongside with shelving, double glazed window to the rear overlooking gardens.

**Bedroom Three**

8'3 x 7'10 (2.51m x 2.39m )

With radiator, power and lighting points, double glazed window to the front.

**Shower Room**

7'9 x 5'3 (2.36m x 1.60m)

Fitted with modern suite comprising walk-in shower cubicle with fitted Triton Enrich electric shower unit with glazed side screen, pedestal wash basin, WC, chrome heated towel rail, tile effect laminate flooring, ceramic tiling to all walls, range of recessed spotlights and extractor fan, double glazed opaque glass window to the rear.

**Outside Front**

The property is approached over double width brick paved driveway providing off-road parking comfortably for two cars with lawns set to either side with range of adjoining flower and shrub borders, outside light. Brick paved pathway extends across the width of the property giving access to the rear via wooden gate.

**Gardens**

These are of particular note being set to both the rear and further sizable further garden area to the side. From French doors of dining room out on concrete path which extends across the width of property with lawns extending with central paved pathway and flowerbeds set to one side. Large, paved area situated to the rear and side of the property. Further raised lawned area situated to the side of the property, surrounded by well stocked flower and shrub borders outside light The gardens run to an above average size for this type of property and provide scope for further extension to the house subject to the necessary permissions enclosed variety of hedging and fencing.

Timber and felt garden shed and further timber and felt summer house are included in the sale.

**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 5 Mbps & Superfast 1000 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: 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 enquires.

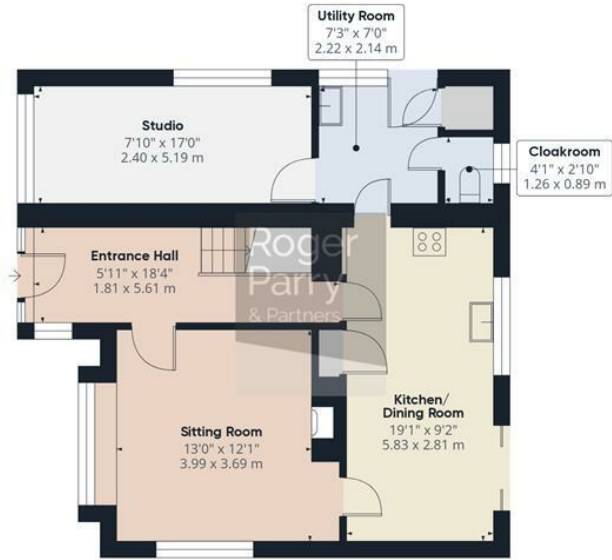
**SURVEYS**

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.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1079.31 ft<sup>2</sup>  
100.27 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** C

**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.

### Directions:

From Shrewsbury town centre take the Ellesmere Road up Coton Hill continue on past Herongate and on up the hill taking the next left onto Mount Pleasant Road. Take the first left onto Westbury Road, then second left onto Boscobel Drive and second left again onto Ashfields Road. No 10 is situated on the righthand side indicated by the for sale sign.

### 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.