







4 Allestree Close, Shrewsbury, SY1 3RG  
Offers In The Region Of £229,995

An extremely spacious mid terraced property offering generous accommodation throughout briefly comprising entrance vestibule, large sitting room, conservatory, large kitchen, dining room and small utility room. Upstairs there are three good sized bedrooms and family bathroom. The property has the benefit of double glazing, gas central heating, off road parking to the front and gardens to the rear backing on to small park. The property offers an excellent opportunity to purchase a good-sized family home with generous accommodation. Early inspection is recommended.





**Accommodation Comprising**

Wood effect uPVC panel and glazed front door with matching side screen to

**Entrance Vestibule**

6'2 x 6 (1.88m x 1.83m)

With wood effect laminate flooring, wall mounted lighting point, boxed radiator, power point, glazed and wooden door leading to:

**Large through sitting room**

20'3 x 12'3 (6.17m x 3.73m )

With brick-built fireplace with coal effect gas fire inset (not tested) with raised hearth and display shelf to one side, radiator, two central light points, dado rail, TV aerial socket, ample power points, oriel bay uPVC double glazed window to the front, staircase set to recess leading to first floor.

From sitting room, sliding patio doors lead to:

**Conservatory**

9'9 x 9'3 (2.97m x 2.82m)

With tiled effect flooring, double power point, double glazed window overlooking gardens with double French doors inset.

From Sitting Room, glazed and wooden door leads to:

**Kitchen**

16'10 x 8'6 (5.13m x 2.59m)

With range of oak units with wood effect laminate worksurfaces with Belfast style sink inset, extensive range of cupboards and drawers under with built in dishwasher, tiled splash above, range of eye level cupboards, Rangemaster cooking range set to alcove with six ring gas hob with further electric hob and, double oven, grill and warming tray, tiled splash above with recessed lighting, built in fridge and freezer, further range of base units either side with cooking range with eye level cupboards above, exposed brick to one wall, further matching dresser unit to opposite wall with built-in understairs storage cupboard alongside, tiled effect flooring, range of recess spotlights, coving to ceiling, double glazed window to the rear overlooking gardens with uPVC wood effect panel service door alongside.

From Kitchen, archway through to:

**Dining Room**

17 x 8'8 (5.18m x 2.64m )

With ornamental inglenook style fireplace with raised brick hearth with built-in shelves set to either side, wood effect laminate flooring, double radiator, range of recess spotlights, coving to ceiling, uPVC double glazed window to the front, ample power points.

From dining room, door to:

**Utility**

4'4 x 3'6 (1.32m x 1.07m)

With plumbing set for washing machine, uPVC wood effect panel and glazed front door leading to the front.

From Sitting Room, staircase leads to:

**Large Landing**

With double glazed window to the rear overlooking gardens, louvred door to built-in storage cupboard, enclosing gas fired boiler supplying domestic hot water and central heating, lighting point.

Landing gives access to bedroom accommodation comprising:

**Bedroom One**

12'10 x 11'7 (3.91m x 3.53m)

(front) With wood effect laminate flooring, radiator, power and lighting points, coving to ceiling, uPVC double glazed window to the front.

**Bedroom Two**

11 x 9'9 (3.35m x 2.97m )

(front) With wood effect laminate flooring, radiator, power and lighting points, coving to ceiling, glazed and wooden doors to built-in double wardrobe, uPVC double glazed window to the front.

**Bedroom Three**

9'9 x 7'10 (2.97m x 2.39m)

(Rear) With wood effect laminate flooring, power and lighting points, large, double-glazed window overlooking rear gardens and green beyond.

**Bathroom**

Fitted with corner panelled bath with brass mixer taps and shower attachment, Triton electric shower unit, fully tiled to bath area, vanity wash hand basin with storage cupboards under and mirror above, WC, wood panelling to two walls and ceiling, two uPVC double glazed opaque glass windows to the rear, radiator.

**Outside Front**

The property is approached over concrete pathway providing off road parking for two properties, small lawned area set to one side.

**Outside Rear**

From conservatory out onto wooden decking extending across the width of the property with steps up to further wooden decking area with lawn set to one side surrounded by flower boarders, variety of timber garden stores and sheds, gardens are enclosed by a variety of fencing Separate pedestrian access situated to the rear of the property giving access to Little Harlescott Lane.

**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 13 Mbps & Superfast 1000 Mbps. Mobile Service: Likely/ 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 B. 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.

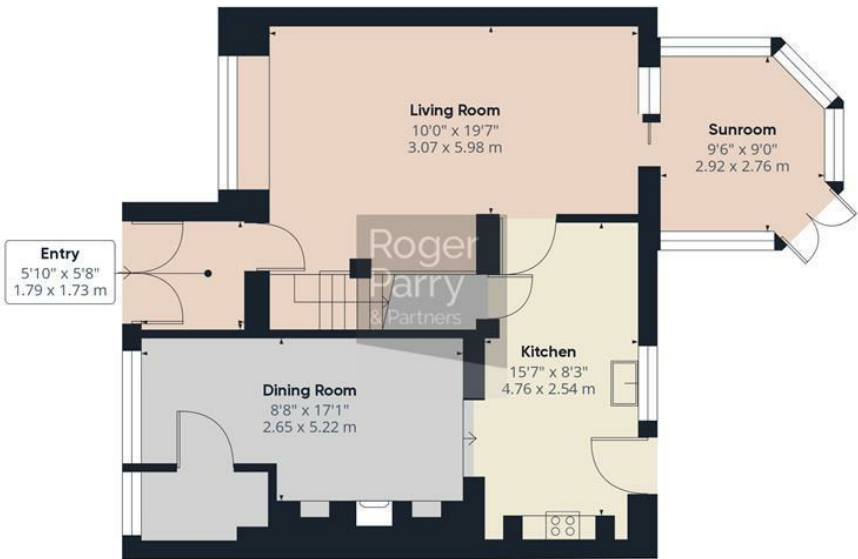
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

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



Ground floor



Floor 1



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

1141.39 ft<sup>2</sup>  
106.04 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 are based on RICS IPMS 3C standard.

**Local Authority:** Shropshire

**Council Tax Band:** B

**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 (A528) towards to the bypass, just before you get to the roundabout turn right onto Harlescott Lane and then first right onto Derwent Avenue, then take the second right turning into Allestree Close number four is situated in the right-hand corner indicated by the for-sale sign.

#### Viewing arrangements

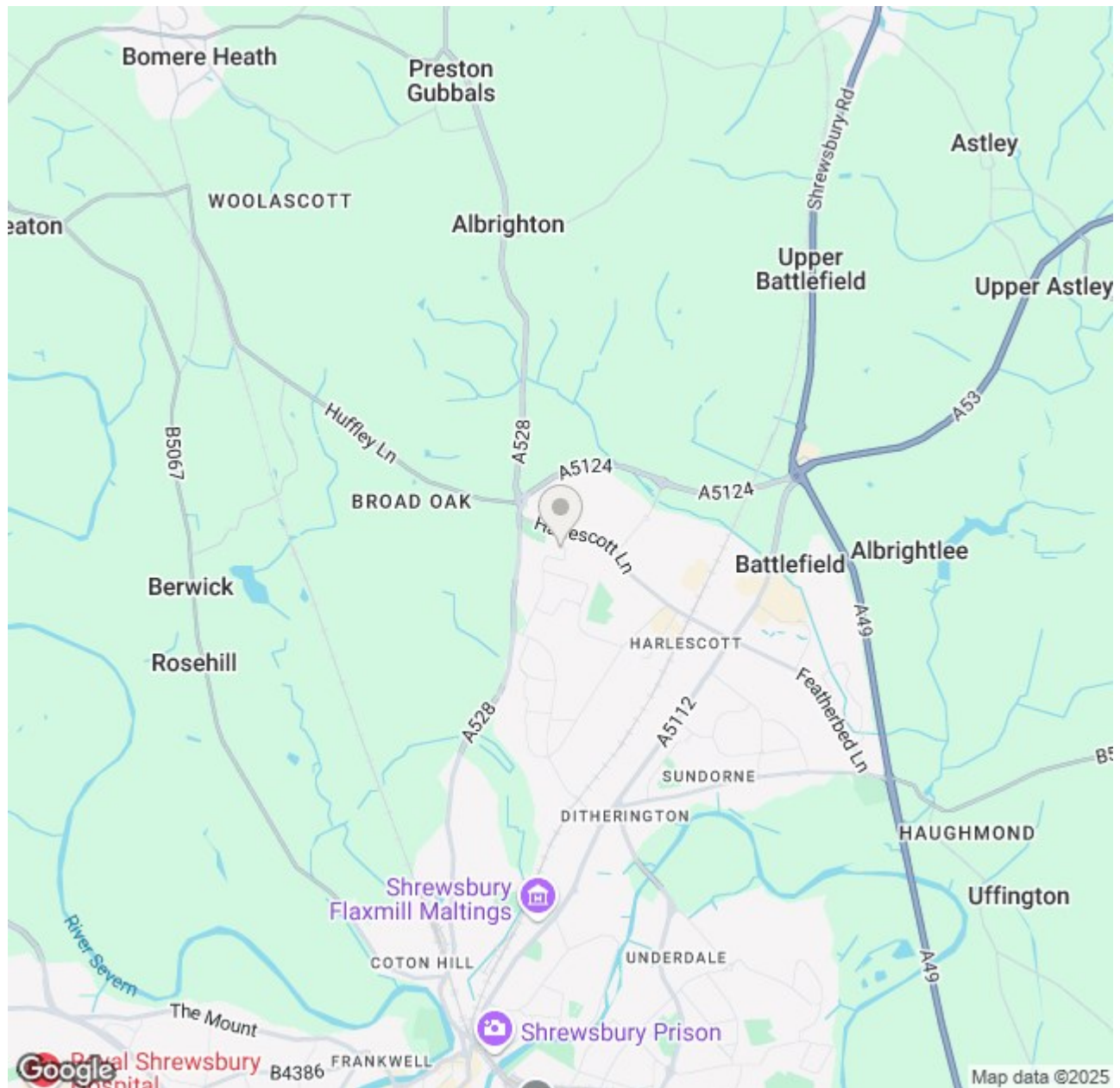
Viewing of the property is strictly by appointment only through:

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.