





19 Harley Road, Cressage, Shrewsbury, SY5 6DF
Offers In The Region Of £279,500

A substantial and rare, modern semi-detached four bedroomed property situated in the popular village of Cressage.

Accommodation briefly comprising: entrance porch, sitting room, dining room, kitchen/ breakfast room, downstairs WC. Upstairs there are four good size bedrooms, two doubles and two singles and family shower room. The property has the benefit of oil central heating uPVC double glazing, integral garage and good size gardens situated to the rear of the property with further good off-road parking to the front.

Cressage is conveniently situated with an easy travelling distance of Much Wenlock Bridgnorth, Telford and Shrewsbury. The village itself has a variety of amenities. The property offers its new owners a rare opportunity to acquire a good sized four bedroom family home in this price range.



Entrance Porch

With radiator, central light point, uPVC double glazed window to the front panel. Door leads to

Living Room

16'4 x 15'6 (4.98m x 4.72m)

With wall mounted contemporary electric fire, radiator, two central light points, coving to ceiling, ample power points, TV socket and large uPVC double glazed window to the front.

Panel door leads through to:

Dining Room

12'9 x 11'11 (3.89m x 3.63m)

With radiator, central light point, coving to ceiling, ample power points, telephone point, and uPVC double glazed window to the rear overlooking gardens.

From dining room door to:

Kitchen

12 x 11'10 (3.66m x 3.61m)

With range of Shaker style units comprising 1 1/2 bowl single drainer sink unit set into granite effect laminate work surfaces, extending to two wall sections with range of cupboards and drawers under and matching splashback. Space and plumbing set for dishwasher and washing machine, built-in electric hob with extractor hood above, built-in double oven set into housing with storage cupboards above and below. Further range of eyelevel cupboards. Matching breakfast bar with further base unit under and double eyelevel cupboard above. Space for upright fridge/freezer. Vinyl flooring, radiator, ample powers and lighting points, uPVC double glazed window overlooking private gardens with matching panel and glazed service door to the side.

From kitchen door to:

Downstairs Cloakroom

4'7 x 2'8 (1.40m x 0.81m)

With WC, wall mounted wash hand basin with splashback, and tiled effect flooring.

From Sitting room staircase leads to:

Large Landing

With uPVC double glazed opaque glass window to the side, access to roof space, central light point, double power point, door to built-in airing cupboard with lagged cylinder and shelving with immersion heater (not tested).

Landing gives access to bedroom accommodation comprising:

Bedroom One

14'4 x 10'10 (4.37m x 3.30m)

With radiator, power and lighting points, coving to ceiling, range of mirror fronted built-in wardrobes to one wall, providing extensive hanging space and shelving. uPVC double glazed window to the front.

Bedroom Two

11'10 x 9'1 (3.61m x 2.77m)

With radiator, power and lighting points, TV aerial socket, uPVC double glazed window to the rear overlooking gardens.

Bedroom Three

9'3 x 7'11 (2.82m x 2.41m)

With radiator, power lighting points, uPVC double glazed window to the rear overlooking gardens.

Bedroom Four

8'11 x 7'10 (2.72m x 2.39m)

With radiator, power and lighting point, coving to ceiling, built-in storage cupboard with shelving, uPVC double glazed window to the front.

Shower Room

7'10 x 5'6 (2.39m x 1.68m)

Fitted with white suite comprising shower cubicle with pivot door and double headed shower attachment, pedestal wash basin with splashback, WC, radiator, shaver socket, tiled effect laminate flooring, central light point, extractor fan and uPVC double glazed to opaque glass window to the rear.

Outside Front

The property is approached over block paved driveway providing good off-road parking and turning space with further gravel parking area alongside. Small, raised lawn set to one side with flower borders and tree inset. Driveway extends to:

Integral Garage

15'10 x 8'4 (4.83m x 2.54m)

With metal up and over door, concrete floor, power and lighting points.

Pathway extends across the front of the property and down the side giving access to the main door situated to the side of the property. Wooden gate leads down the side of the property giving access to the rear gardens.

Rear Gardens

Paved and gravelled sun patio extends across the width of the property with outside light and outside water tap. Oil storage tank set to one side. Gardens are laid to good sized lawns with intersecting paved pathway with further gravel patio and large vegetable garden set to one side. Aluminium framed greenhouse. The gardens have a variety of well-stocked flower borders. Gardens run to a good size and enclosed by variety of wooden fencing.

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, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 21 Mbps & Superfast 80 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very ow. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

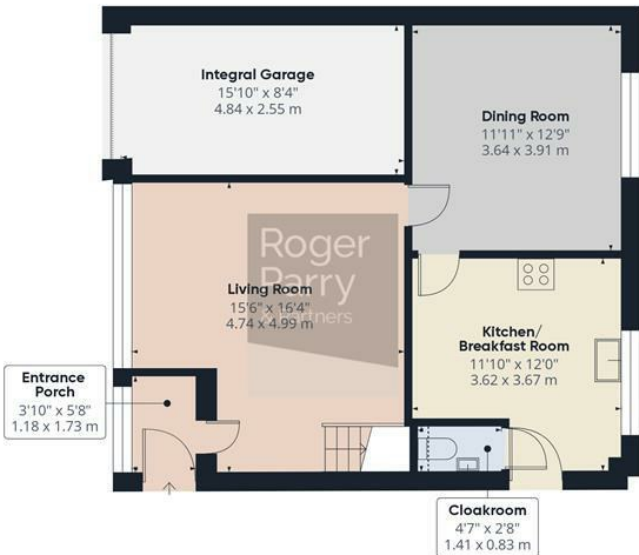
SURVEYS

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.

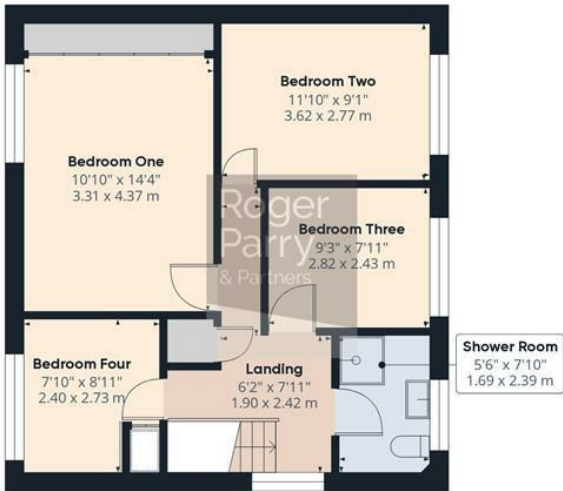
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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⁽¹⁾

1224.62 ft²

113.77 m²

Reduced headroom

1.48 ft²

0.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating:

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 take the A458 Bridgnorth Road and travel through the village of Cross Houses and continue on into Cressage. Continue up the bank and after a short distance number 19 is situated on the left-hand 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.