





131 Ellesmere Road, Shrewsbury, SY1 2RA
Offers In The Region Of £575,000

This very impressive and attractively designed detached family home is located in a private driveway, within a popular and conveniently situated modern development, close to the town centre. Recently constructed by Redrow Homes and offering fantastic accommodation, which has been finished to a high standard. The accommodation briefly comprises of spacious entrance hall with cloakroom, living room with bay window, family room with French doors, large open plan kitchen/family room with dining area with sliding patio doors and separate utility room. On the first floor there are principal and guest bedrooms with en suite shower rooms and 3 further bedrooms and a family bathroom. The property benefits from double glazed windows and gas fired central heating, driveway providing parking for 2 cars, double garage and enclosed rear garden.





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



Occupying an enviable position in a private driveway on this popular and highly desirable, exclusive residential development, well placed within easy reach of excellent amenities including popular schools, ideally placed within easy reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands and close proximity of the town centre with all its major shopping, transport and social facilities, Theatre Severn, Quarry Park and Dingle Gardens. London 169 miles - Birmingham 47 miles - Chester 43 miles.

A stunning and truly immaculate, superior 5 bedroomed detached family residence.

Spacious And Attractive Entrance Hall

With built in cloaks cupboard.

Cloakroom/Wc

With wash hand basin and low flush WC.

Living Room

A pleasant room with large bay window overlooking the garden to the front.

Family Room

Glazed double doors allowing access to and overlooking the rear garden.

Open plan Kitchen Living Dining Room

The kitchen area is fitted to a high standard, having an extensive range of work surfaces and upstands, together with a cream gloss under cupboards incorporating inset double ceramic sink with mixer taps, integrated dishwasher and fridge freezer with matching fascia cupboard, extensive range of wall cupboards with built in eye level double oven, gas hob and extractor unit over. Window overlooking the rear garden. From the dining/family area glazed double doors with side screens opening onto and overlooking the rear garden.

Utility Room

Fitted with a range of matching base and eye level units, housing of gas central heating boiler, space and plumbing for washing machine and tumble dryer.

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING with window to the fore. Large built in linen cupboard enclosing hot water cylinder.

Principal Bedroom

Bay window to the fore.

En suite shower room

With large walk in shower with glazed shower screen and direct overhead mixer shower, low flush WC and wash hand basin.

Guest Bedroom

Window overlooking the rear garden.

En Suite Shower Room

With corner shower cubicle, low flush WC and wash hand basin. Window overlooking the rear garden.

Bedroom 3

Window overlooking the rear garden.

Bedroom 4

Window overlooking the rear garden.

Bedroom 5

Window to the fore.

Family Bathroom

Fitted with panelled bath, low flush WC and wash hand basin.

Outside

Large Integral Double Garage with up and over door. To the front of the property is set back from the road by an attractive and neatly kept open plan forecourt laid to lawn, wide double width tarmac drive providing ample parking for guests' cars etc and serving the formal reception area. To the rear there is an attractive and enclosed GARDEN with an extensive paved and has a good sized lawn. The whole neatly kept and well stocked and enclosed on all sides by well maintained closely boarded 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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 14 Mbps & Superfast 1139 Mbps. Mobile Service: Limited/ 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 F. 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.



General Services:**Local Authority:** Shropshire Council**Council Tax Band:** F**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

**Roger
Parry**
& Partners



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.