





6 Alma Street, Shrewsbury, SY3 8QL
Offers In The Region Of £359,950

This deceptively spacious three bedroom semi-detached property provides well planned and well proportioned accommodation and benefits from gas fired central heating and double glazing.

The property is situated in an excellent location, close to the nearby town centre via the Welsh Bridge. Mountfields offers a balance of convenience and tranquillity, well placed within easy reach of the town centre with its many fashionable bars, restaurants, Theatre Severn and walking paths along the River Bank of the River Severn.



Glazed entrance door leads into Entrance Porch - with wooden framed window to side and wooden style flooring. Door leading into;

Entrance Hall

4'5" x 3'8" & 7'8" x 5'4" (1.36 x 1.13 & 2.36 x 1.64)

With wooden style flooring, vertical radiator, and door into

Living Room

14'5" x 10'0" (4.41 x 3.05)

With bay window to front, storage built into alcoves, decorative fire surround, radiator and twin glazed doors leading into

Dining Room

11'10" x 10'0" (3.61 x 3.06)

With window overlooking the rear garden and radiator. Storage built into alcoves, door leading into

Kitchen

9'10", 6'8" x 10'4" (3.21 x 3.15)

Fitted with a range of base units with worksurfaces over and tiled splashbacks, sink unit with mixer taps, space for washing machine, cooker and fridge freezer. Extensive range of matching eye-level wall cupboards. Radiator and tiled flooring. Window to side, Door leading into understairs storage cupboard. Gas central heating boiler. Door leading to rear garden and separate door leading to Entrance Hall.

From the Entrance Hall stairs rise to First Floor Landing with access to loft space.

Bedroom One

11'10" x 10'8" (3.63 x 3.26)

With wooden framed window to front, radiator.

Bedroom Two

11'9" x 10'10" (3.59 x 3.31)

With window to rear and radiator.

Bedroom Three

6'1" x 10'4" (1.86 x 3.17)

With window to rear and radiator.

Shower Room

6'5" x 5'6" (1.97 x 1.70)

Fitted with a walk in shower room, wash hand basin with vanity unit, radiator and window to side.

Separate WC

4'9" x 4'0" (1.47 x 1.24)

Fitted with low flush Wc and wooden framed window to front.

Outside

The property is divided from the road by an ornamental dwarf wall and approached over a driveway with a forecourt laid to lawn with established shrubs and trees. The drive extends to the side, providing additional parking and provides access to the Garage. Gated leads to the good sized enclosed REAR GARDEN laid to lawn with established shrubs and trees. The garden also benefits from a Versatile Stand Alone Garden Room - Ideal for use as a home office/studio/relaxation space.

Agents notes

As the selling agent we understand the property had structure works completed in 1998. We understand the seller is able to provide documents upon request. Please contact the selling agent for further information.

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 15 Mbps & Superfast 10000 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 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)



General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

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 the A5, take the exit onto the A458 towards Shrewsbury. Continue on the A458 and follow signs for Frankwell. Once you reach Frankwell, continue straight onto Frankwell Road. Turn left onto Whitehorse Passage to Mount Street, then take a slight right onto Alma Street. The destination will be on your left.

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.