





10 Woodpecker Close, Shrewsbury, SY1 4UB
Offers In The Region Of £199,995

An attractive two bedroom end of terrace house which includes gas central heating and Upvc double glazing. The house is situated in an excellent cul-de-sac location on this very popular location which is ideal for access to the bypass, local amenities and town centre. Approached into an entrance hall which gives access to the refitted kitchen and the good size lounge which has patio doors into the garden. On the first floor there are two bedrooms and modern bathroom. Externally, the property has the advantage of having a drive to the side the house with parking for two cars and rear garden.



Located on the north-east of Shrewsbury, close to the Battlefield area with all the wonderful retail parks, supermarkets and restaurants etc.. You'll also be just a short walk from sporting facilities including David Lloyd Club. Easy access to the A49 and A5 access routes makes it a great little commuter property, yet it's still just a 10-minute drive from the centre of historic Shrewsbury.

Entrance Hall

With wooden style flooring and open access into

Refitted Kitchen

Refitted with white gloss fronted units to 3 wall areas with laminated work tops and single inset sink drainer unit, modern splashback to walls, built in fridge freezer and space with plumbing for washing machine, wooden style flooring, double glazed window to the front.

Living Room

With radiator and double glazed sliding patio doors.

Staircase leads from Living Room to First Floor Landing with storage cupboard and access to loft space.

Bedroom

With storage cupboard, double glazed window to front and radiator.

Bedroom

With storage cupboard housing gas central heating boiler, double glazed window to rear and radiator.

Bathroom

Fitted with a modern white 3 piece suite providing panelled bath with shower over and glass side screen, wash basin, WC, part tiled surround to walls, radiator, double glazed window to the front.

Outside

The property enjoys a prime cul de sac position. Tarmacadam driveway provides parking for at least 2 cars. The front garden is mainly laid to lawn. Side gated pedestrian access leads to Rear Garden which is mainly laid to lawn with a paved patio. The garden is enclosed by fencing and hedging.

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 26 Mbps & Superfast 1000 Mbps. Mobile Service: None/ Limited. We understand the Flood risk for surface water is: Medium and River and the sea 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.

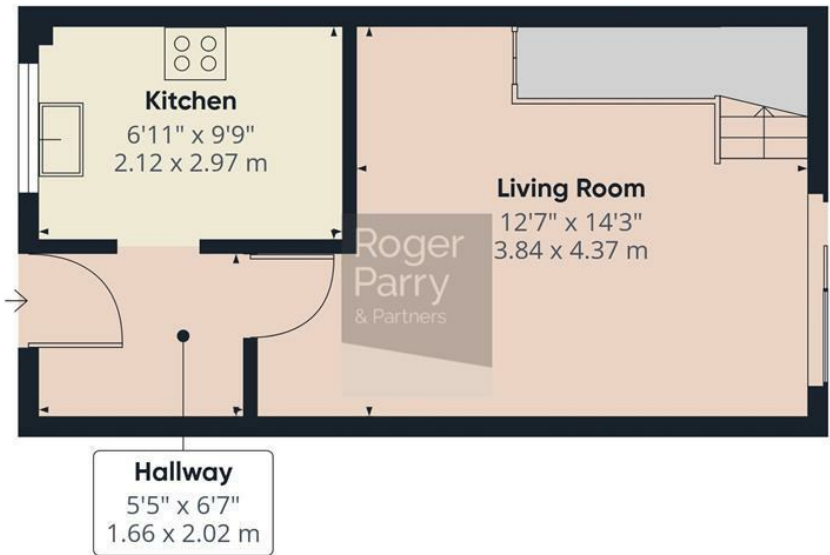
SURVEYS

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.

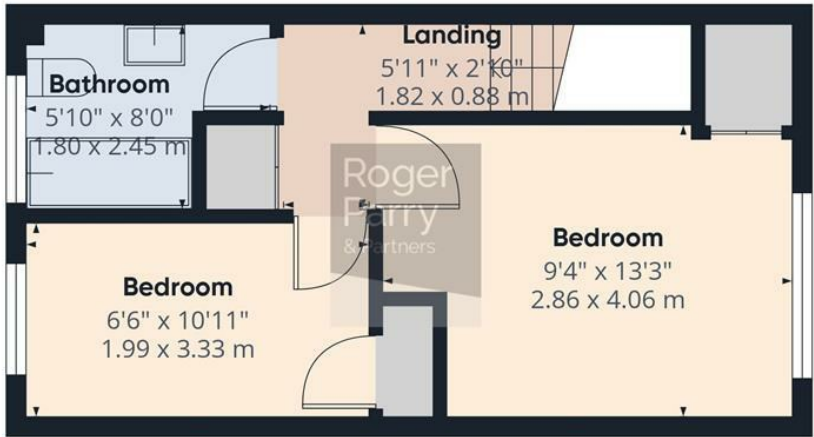
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾
584 ft²
54.2 m²

(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.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

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.



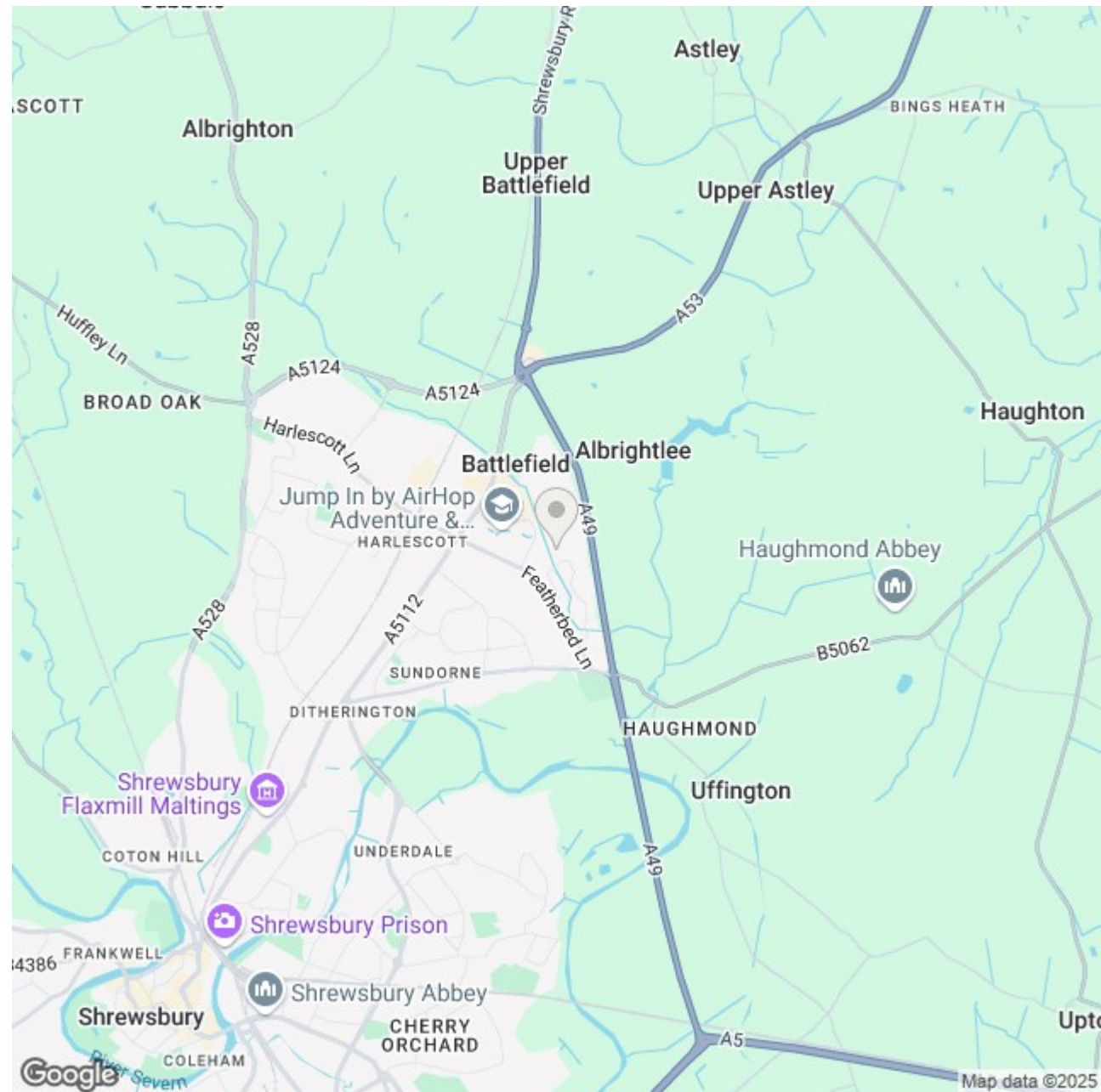
Viewing arrangements

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.