



## 13 Corporation Lane, Off Berwick Road, Shrewsbury, Shropshire, SY1 2PB

**£290,000**

This substantial 3 bedroom semi detached enjoys exceptionally large gardens and spacious rooms throughout including: Enclosed Porch, Hall, Living Room, Dining Room, Large Kitchen/Breakfast Room, Conservatory, Utility Room, WC. 3 Bedrooms And Bathroom On The First Floor. GCH, DG. Great Location, Close To Town And Train Station With Countryside On The Doorstep.



**13 Corporation Lane, Off Berwick Road, Shrewsbury, Shropshire, SY1 2PB Ref: 4620**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Double French doors lead to:

**Enclosed Porch** 6' 11" x 5' 0" (2.11m x 1.52m)  
Tiled flooring, windows. Decorative glass panelled door to:

**Entrance Hall** 8' 11" x 7' 3" (2.72m x 2.21m)  
radiator, side window, understairs cupboard. Staircase with half and three quarter landings lead to the first floor. From hall, decorative leaded glass panelled door to:

**Living Room** 14' 4" x 10' 7" (4.37m x 3.22m)  
Wooden flooring, wooden fire surround with coal effect gas fire inset, radiator, bow window enjoying open front aspect. Decorative glass panelled double doors lead to:

**Dining Room** 10' 6" x 8' 0" (3.20m x 2.44m)  
Parquet wood block flooring, radiator. Wide opening through to:

**Kitchen/Breakfast Room** 14' 11" x 8' 10" (4.54m x 2.69m)  
Good range of white gloss fronted units, laminated work surfaces with inset sink unit, deep tiled areas. Double radiator, window to rear. From dining room, sliding patio doors lead to:

**Conservatory** 16' 4" x 7' 7" (4.97m x 2.31m)  
Of brick and uPVC double glazed construction. Tiled flooring, windows overlooking rear garden, French double doors to garden. From Kitchen, glazed door to:

**Enclosed Side Porch**  
With doors to the front and rear garden. Door to:

**Utility Room** 10' 0" x 5' 11" (3.05m x 1.80m)  
Tiled flooring, range of units and work top with inset sink unit. Window to front. Door to:

**WC**  
With White WC, window to rear.

**First Floor Landing**  
Window to front, access to loft space via loft ladder.

**Bedroom 1** 11' 0" x 8' 9" (3.35m x 2.66m)  
Range of fitted wardrobes and drawers to one wall, radiator, window overlooking large rear garden.

**Bedroom 2** 11' 4" x 10' 9" (3.45m x 3.27m)  
radiator, window overlooking open aspect.

**Bedroom 3** 9' 0" x 7' 7" (2.74m x 2.31m)  
radiator, window overlooking rear garden, built in shelved cupboard.

**Bathroom**  
Fitted with white suite providing: bath with wall mounted shower fitting over, wash basin with vanity cupboards beneath, WC, radiator, heated towel rail, side window, cupboard housing gas fired central heating boiler.

**Front garden**  
Shared pathway (With number 15) and steps lead to enclosed garden, surrounded by low wall with railings. The garden offers split level gravelled patios, rockeries, variety of shrubs and seating area. Further garden enclosed by railings with path to entrance door. Scope to convert part of the front garden to provide parking (subject to planning approval).

**Rear Garden**  
The large rear garden is a great feature of the property. Approached onto a paved patio with large workshop/store to one side. Steps lead to a spacious area of lawn with central shrub bed and gravelled borders. Rose arch through to gravelled patio with smaller lawn and apple tree. Large greenhouse and further sheds. Light and tap. The gardens are enclosed by block walling.

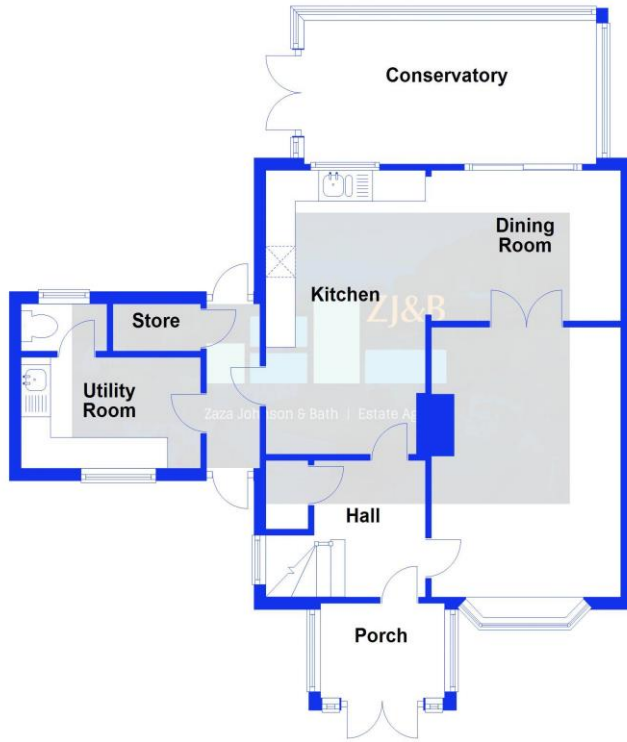
Council Tax Band C

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

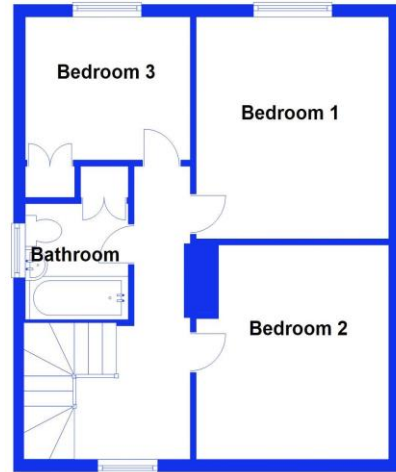
### Ground Floor

Approx. 68.4 sq. metres (736.2 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 112.6 sq. metres (1212.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
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**FLOOR PLANS FOR GUIDANCE ONLY**



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**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**