



Hills View, 84 Grange Road, Shrewsbury, Shropshire, SY3 9DF

£595,000

Viewing is key to appreciate this fantastic 4 bedroom semi detached house. The tastefully extended accommodation provides: Enclosed Porch, Hall, Magnificent Living Room, Large Hobbies Room (19'7x14'11 Providing Immense Scope For A Range Of Uses), Impressive Kitchen With Silestone Work Tops Opens Through To Beautiful Garden Room, Utility Room/WC. 4 Spacious Bedrooms With En-suite Shower Room To The Main Bedroom, Family Bathroom, GCH, DG, Large Rear Garden, Wide Spacious Driveway. Excellent Location, Close To Well Renowned Schools And A Wide Range Of Amenities,



Hills View, 84 Grange Road, Shrewsbury, Shropshire, SY3 9DF Ref: 4770

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 glazed lattice entrance door.

Enclosed Porch

Quarry tile flooring, glazed wooden entrance door.

Entrance Hall

Engineered oak flooring, radiator, under stairs storage cupboard, wood frame glass door to Living Room, staircase leads to First Floor Landing.

Living/Dining Room 23' 9" x 11' 5" (7.23m x 3.48m)

Log effect electric fire set to chimney space with oak beam, solid oak flooring, 2 radiators, 2 wood effect uPVC double glazed windows to the front, stable door to

Hobbies Room/Home Office 19' 7" x 14' 11" (5.96m x 4.54m)

Wood effect double glazed window to the front and matching French doors leading to enclosed front garden, tiled flooring, radiator.

Kitchen 10' 5" x 9' 4" (3.17m x 2.84m)

Beautifully fitted with excellent range of oak fronted units and Silestone granite work tops with inset Franke sink, integrated dishwasher, fridge and freezer, space for cooker, extractor hood. Feature tiled wall, engineered oak flooring, designer radiator, door to Utility Room archway to

Impressive Garden Room 23' 2" x 9' 9" (7.06m x 2.97m)

Full expanse of double glazed windows and French doors leading to rear garden, double glazed side window, engineered oak flooring, Velux roof light, radiator, aerial socket.

Utility Room/WC

Oak fronted base and eye level units, fitted Silestone granite work tops with Belfast sink inset, space for appliances. WC, ceramic tile flooring, useful under stairs storage cupboard.

Spacious First Floor Landing

Double glazed side window, painted wooden floor boards, loft access with pull down ladder and gas central heating boiler.

Bedroom 1 19' 5" x 14' 10" (5.91m x 4.52m)

Large room with radiator, 2 double glazed windows and double glazed oriel window, exposed wood flooring, radiator.

En Suite Shower Room

Recently refitted with corner shower cubicle, fully tiled to 2 walls, wash basin, WC, column style radiator, exposed wood flooring, shaver socket, double glazed window.

Bedroom 2 12' 6" x 11' 6" (3.81m x 3.50m)

Painted floor boards, 2 fitted double wardrobes, double glazed window with open front aspect.

Bedroom 3 11' 6" x 10' 11" (3.50m x 3.32m)

Painted floor boards, double glazed window to the front, 2 fitted double wardrobes.

Bedroom 4 9' 5" x 8' 5" (2.87m x 2.56m)

Radiator, double glazed window overlooking rear garden.

Bathroom

Refitted with white suite providing corner bath with electric shower over and glazed side screen, wash basin, WC, radiator, exposed wood flooring, double glazed window to the rear, exposed ceiling timber, fitted mirror, display shelving, shaver socket.

Outside

The property is approached from Bank Farm Road through double gates onto a wide generous driveway providing ample parking. Tap and lighting point. Paved pathway with mature hedging leads to enclosed front garden with mature trees, gravel bed with shrubs and bushes. Double gated lead through to Rear Garden.

Rear Garden

Large landscaped rear garden with 3 paved patios, pergola, 3 good size beds ideal for lawns, shrub beds or vegetable garden (formerly lawn - this area has recently been hard-landscaped. Well stocked borders containing shrubs, bushes and flowers.

Log Cabin 14' 6" x 9' 6" (4.42m x 2.89m)

Power and lighting, range of windows and part glazed door.

Summer House

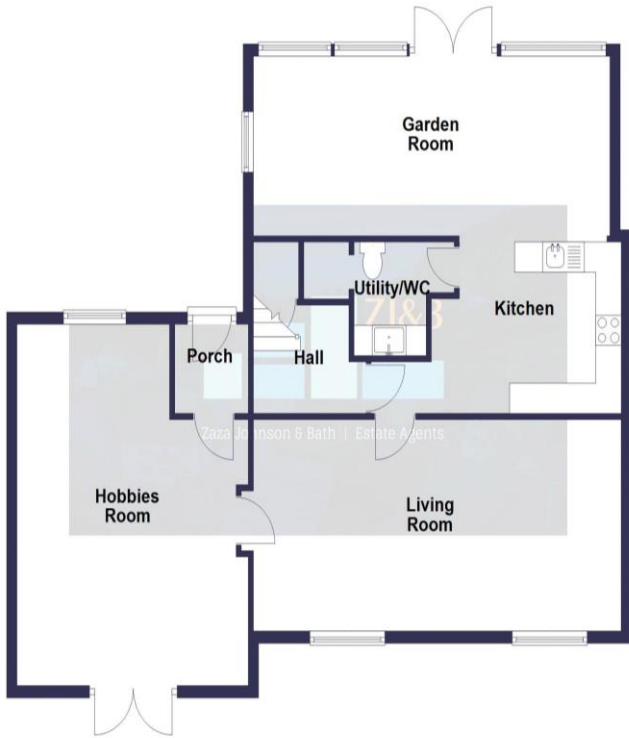
Power supply.

Council Tax Band D

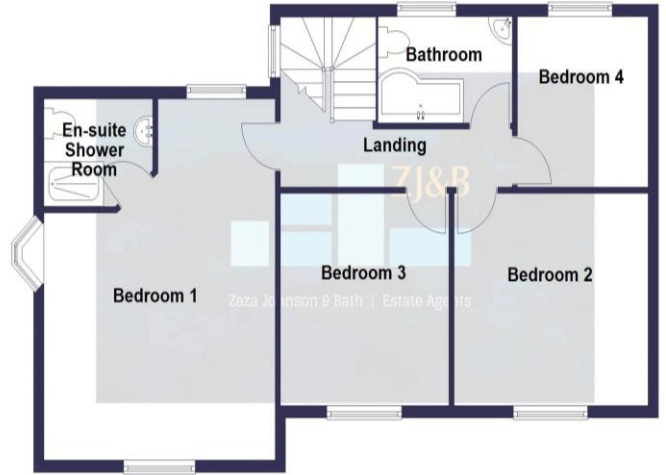
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



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.

FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

84, Grange Road Barnsley, S70 2JY S19 9DF	Energy rating C	Valid until 1 October 2028
		Certificate number 8890-6596-1029-4207-3083

Property type	Semi-detached house
Total floor area	167 square metres

Rules on letting this property

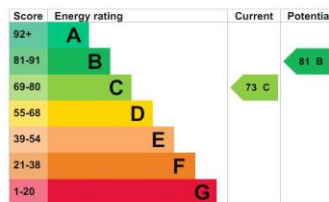
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/62000/guide-landlord-guidance.pdf).

Energy rating and score

This property's energy rating is C, it has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/8890-6596-1029-4207-3083>

1/5



FREE MORTGAGE ADVICE

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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