



41 Grasmere Road, Harlescott, Shrewsbury, Shropshire, SY1 4DZ

Offers in the Region Of £230,000

This beautifully renovated 3 bedroom terraced house has undergone extensive refurbishment to a high standard, creating a modern and stylish home that is ready to move into. This property is conveniently located within easy reach of local amenities, including shops, schools, and transport links. It would make an ideal home for families or professionals looking for a stylish and comfortable living space in a sought-after area. Accommodation comprises: Living Room, Open-plan Kitchen/Dining Room, WC, 2 Double Bedrooms, 1 Single Bedroom, Modern Bathroom, Low Maintenance Rear Garden, Parking For 2 Vehicles. NO UPWARD CHAIN.



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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

uPVC double glazed entrance door.

Entrance Hall

Staircase leading to First Floor Landing, radiator.

Living Room 11' 3" x 12' 11" (3.43m x 3.93m)

Newly laid wood style laminate flooring, bay window, radiator, ornamental fireplace, double doors open to newly fitted Kitchen.

Kitchen/Dining Room 8' 10" x 13' 10" (2.69m x 4.21m)

Wood effect laminate flooring, newly fitted with attractive units, wood effect laminate work top and breakfast bar, stainless steel sink unit, space for cooker with splash back and filter hood above, 2 uPVC double glazed windows to the rear, under stairs cupboard housing electric consumer unit, uPVC double glazed door to rear garden.

Cloakroom/WC 5' 2" x 3' 2" (1.57m x 0.96m)

Fitted with wash basin and WC, radiator, wall mounted, gas fired central heating boiler, double glazed window.

First Floor Landing 7' 2" x 2' 5" (2.18m x 0.74m)

Door to inner landing with staircase leading to Second Floor Bedroom 2.

Bedroom 1 11' 8" x 8' 4" (3.55m x 2.54m)

Fitted carpet, double glazed bay window to the front, double radiator.

Bedroom 3 9' 10" x 6' 7" (2.99m x 2.01m)

Fitted carpet, double radiator, double glazed window to the rear.

Bathroom 6' 11" x 7' 2" (2.11m x 2.18m)

Fitted with white 3 piece suite including bath with mixer shower over and tiled surround, wash basin and WC, large towel radiator, double glazed window to the rear, wood effect vinyl flooring.

Bedroom 2 10' 2" x 14' 1" (3.10m x 4.29m)

Fitted carpet eaves storage, radiator, 2 Velux windows to front and rear with lovely views towards the Shropshire Hills.

Outside - Front

The property is approached over a pathway leading to the entrance door, large gravel bed to the fore and low brick wall and fencing to the sides.

Rear Garden

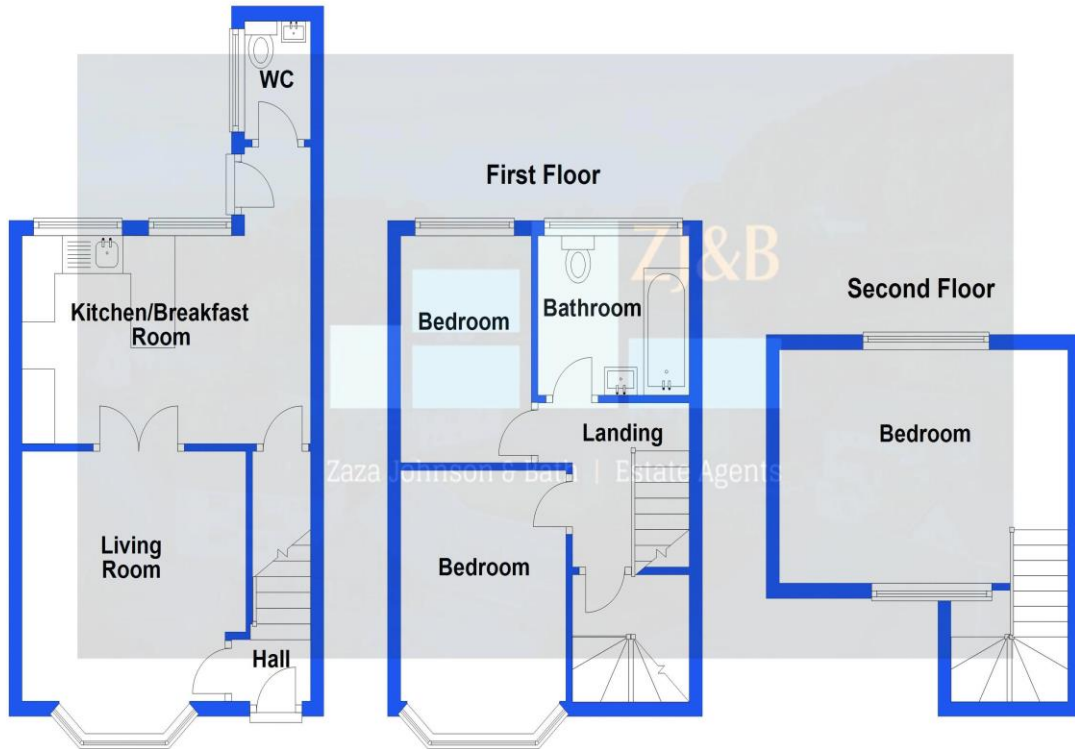
Low maintenance rear garden enclosed by fencing, garden shed, patio with gate to the rear leading to driveway providing parking for 2 cars.

Council Tax Band A

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



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

Energy performance certificate (EPC)

41 Grassmere Road SHREWSBURY SY1 4DZ	Energy rating D	Valid until: 31 August 2032 Certificate number: 7799-1000-1276-7532-4204
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Property type
Mid-terrace house

Total floor area
57 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/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

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