



Sallet Grove, Shrewsbury



OIRO £240,000

- Three Bedrooms
- Two Bathrooms
- Two Parking Spaces
- South Facing Rear Garden
- No Chain
- Under Builders Warranty
- Freehold
- EPC rating B

Because property is personal with...

BELVOIR!



Charming 3-Bedroom Family Home in Sought-After Location

Located on the edge of the modern Archery Fields estate, north of the historic town of Shrewsbury, this delightful three-bedroom end-terrace family home offers comfort, convenience, and style. Boasting a south-facing rear garden and two allocated parking spaces, it's the perfect setting for family living.

Key Features:

Spacious entrance hall with guest cloakroom

Inviting living room

Bright and airy kitchen/diner with patio doors leading to a well-kept rear garden

Kitchen equipped with built-in electric oven, gas hob, and space and plumbing for dishwasher and washing machine



Three bedrooms, including a main double bedroom with over stairs cupboard with ample space for storage and 2 rails fitted for use as a wardrobe and en-suite shower room
Family bathroom with a shower over the bath

Storage, there is an understairs cupboard with lighting, a cupboard on the landing with removeable shelving and rail, and the loft which is accessed by a fixed ladder is part boarded with shelving

Outdoor Highlights:

South-facing rear garden with a low-maintenance mix of paving, gravel, and decking, and electric point — perfect for outdoor dining and entertaining

Two designated parking spaces at the front, with side access to the garden

Conveniently located across from a park with a play area and walking paths, ideal for families and dog walking

Situated just 4 miles from Shrewsbury, this home enjoys easy access to local amenities and the major road network, making it ideal for commuters. With no onward chain, this property is ready to welcome its new owners.

Don't miss out—contact us today to arrange a viewing!

Please note: there is a small annual communal service charge, contact Agent for more details. Also the property is being sold with all blinds, however the over-bed wardrobe in the main bedroom and the fireplace in the living room will be removed

Hallway 1.17m x 1.46m (3'10" x 4'10")

Guest Cloakroom 0.92m x 1.69m (3'0" x 5'6")

Living Room 3.68m x 4.34m (12'1" x 14'2")

Kitchen/Diner 4.66m x 2.68m (15'4" x 8'10")

Landing 0.97m x 1.81m (3'2" x 5'11")

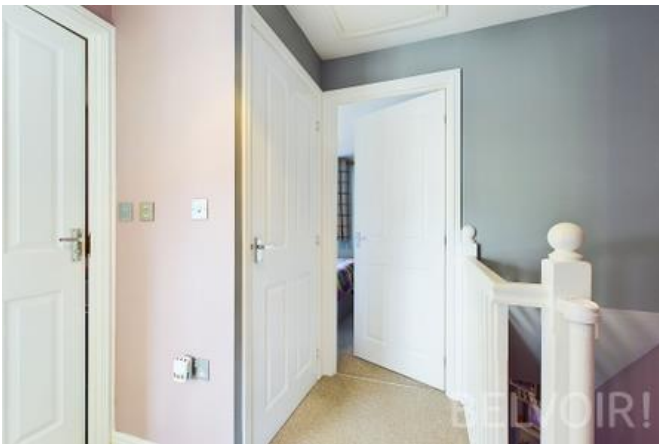
Bedroom One 2.99m x 2.87m (9'10" x 9'5")

En-suite 1.63m x 1.97m (5'4" x 6'6")

Bedroom Two 2.85m x 2.3m (9'5" x 7'6")

Bedroom Three 1.79m x 2.31m (5'11" x 7'7")

Bathroom 1.86m x 1.82m (6'1" x 6'0")





WC
5'6" x 3'0"
1.69 x 0.92 m

Hallway
4'9" x 3'9"
1.46 x 1.17 m



Ground Floor



Floor 1

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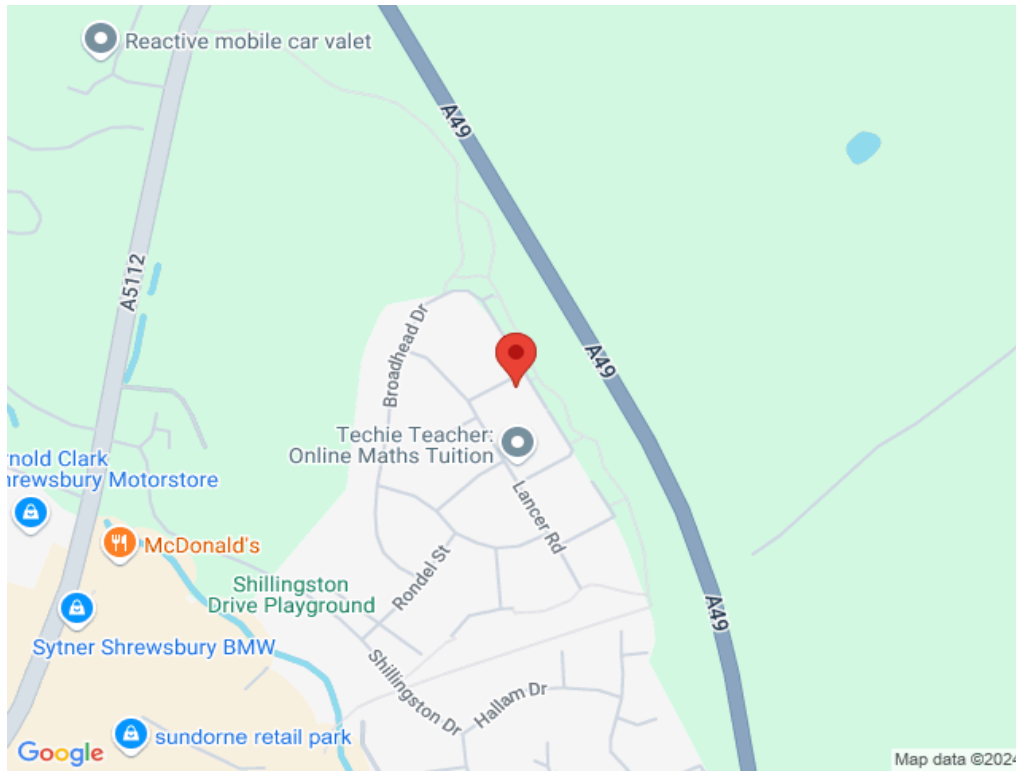
Property is personal

Approximate total area⁽¹⁾
693.19 ft²
64.4 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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