



50 Berwick Avenue £259,950

Shrewsbury, Shropshire, SY1 2NW

**SPENCER
JAKEMAN**

50 Berwick Avenue, Shrewsbury, Shropshire, SY1 2NW

- A much improved three bedroom residence
- Located in this quiet locality close to well-regarded schools and a short walk into Shrewsbury centre and train station
- Spacious accommodation with well-proportioned rooms throughout
- High quality modern kitchen
- Luxury first floor family bathroom with separate shower cubicle and freestanding bath
- Generous enclosed rear garden with newly fitted planters

A well-maintained three bedroom semi-detached residence within close walking distance of Shrewsbury centre and train station. Located in this quiet, sought-after locality, the immaculately presented property offers well-proportioned room sizes throughout and in brief benefits from a newly fitted gas boiler, UPVC double glazing, entrance hallway, dining/sitting room, spacious living room with feature fireplace, high quality contemporary kitchen with handleless units, attractive worktops and tiling with access to the rear garden. On the first floor are three good bedrooms with the principle having built-in wardrobes, Luxury family bathroom which has eye-catching tiling, a shower cubicle and freestanding bath, separate W.C.





The rear garden has been much improved by the current owners with newly installed planters, decked patio area ideal for outdoor dining, generous lawn area with garden shed currently used as a home office with power points and two further storage sheds, enclosed perimeter fencing and side access. To the front of the property is a spacious block paved driveway offering parking for numerous vehicles.

Entrance Hallway

Dining Room 12' 2" x 9' 9" (3.71m x 2.97m)

Living Room 15' 0" x 10' 11" (4.57m x 3.33m)

Modern Kitchen 13' 0" x 7' 9" (3.96m x 2.36m)

From hallway, stairs rise to first floor landing

Bedroom One 15' 0" x 10' 11" (4.57m x 3.33m)

Bedroom Two 9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom Three 9' 11" x 7' 9" (3.02m x 2.36m)

Luxury family bathroom

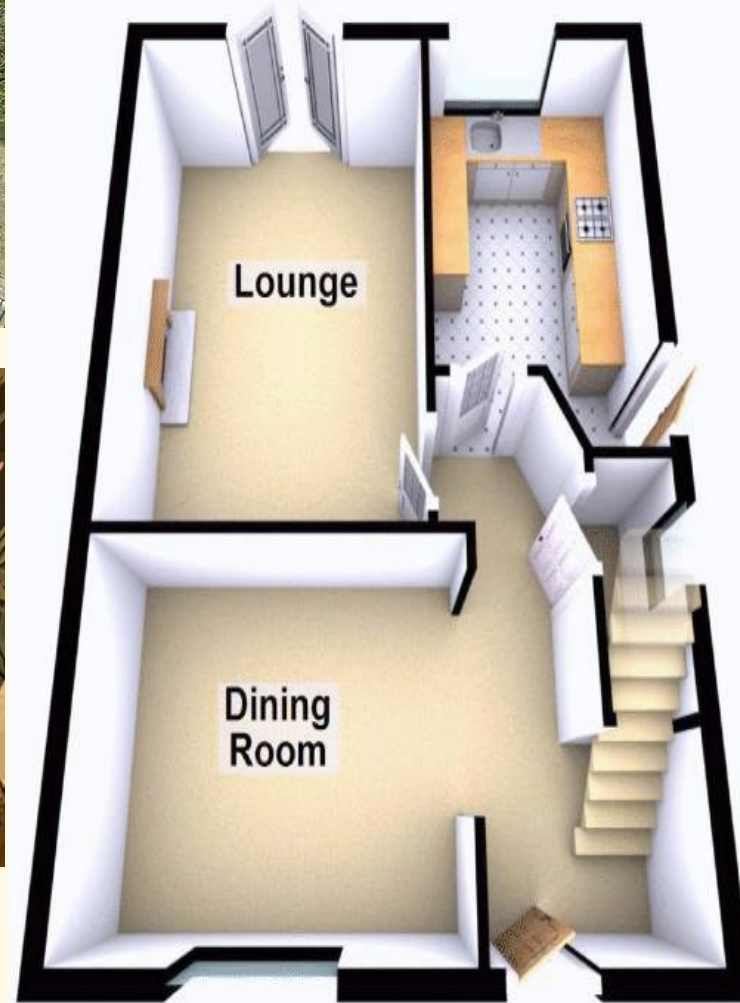
Separate W/.C.



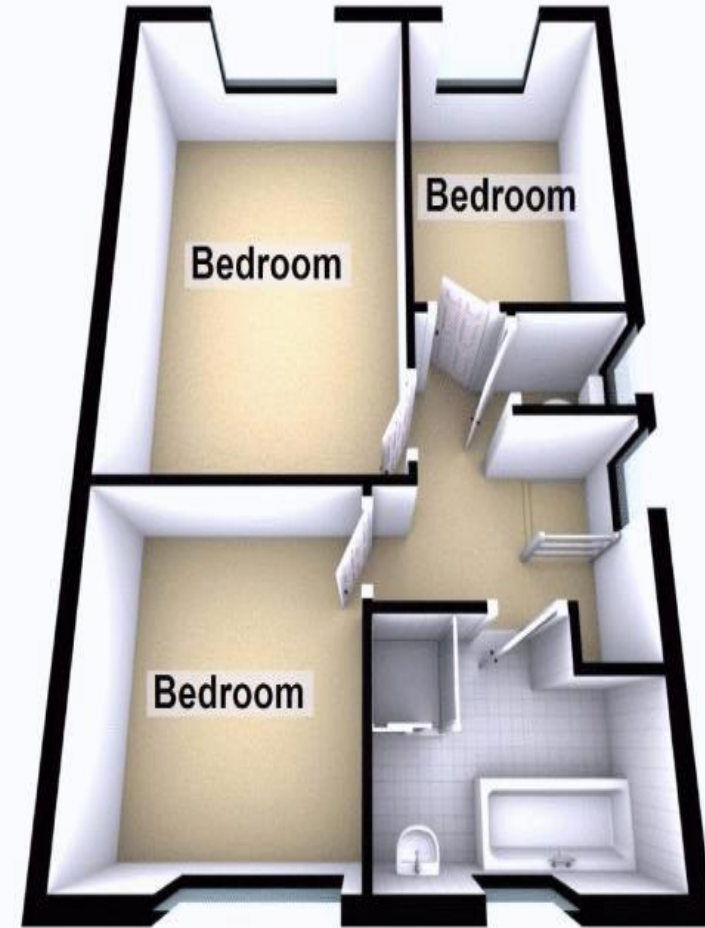




Ground Floor



First Floor



46a Mardol, Shrewsbury, Shropshire SY1 1PP

Tel: 01743 297000

www.spencerjakeman.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.