



6 Langtree Drive £230,000

Shrewsbury, Shropshire, SY1 3SA

**SPENCER
JAKEMAN**

6 Langtree Drive, Shrewsbury, Shropshire, SY1 3SA

- An attractive and well presented two bedroom bungalow
- Occupying this choice plot at the head of a quiet cul-de-sac
- The bungalow sits well, proudly elevated from the road
- Spacious living/dining room
- Well maintained kitchen and shower room
- Useful good sized garage
- Two bedrooms and conservatory
- NO CHAIN

Offered For Sale with NO UPWARD CHAIN and occupying a pleasing cul-de-sac position, this is a well presented, deceptively spacious two bedroom link detached bungalow. The property is situated in this favoured residential location within close proximity to good local amenities and being well placed for easy access to the Shrewsbury town centre, This property will appeal to many buyers and early viewing is recommended by the agent. The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, UPVC double glazed conservatory, re-fitted kitchen, two bedrooms with one having fitted wardrobes, attractive shower room, front and landscaped rear enclosed gardens, generous driveway, garage, UPVC double glazing, gas fired central heating, cul-de-sac position,





Location

Situated in the sought-after area of Shrewsbury, this home is within easy reach of local shops. It is also conveniently located for commuting, with excellent road and rail links nearby.

Entrance Hallway

Living/Dining Room 18' 8" x 11' 2" (5.7m x 3.4m)

Kitchen 11' 2" x 6' 7" (3.4m x 2.00m)

Bedroom One 12' 10" x 11' 2" (3.9m x 3.4m)

Bedroom Two 9' 2" x 8' 10" (2.8m x 2.7m)

Shower Room

Conservatory 9' 10" x 8' 2" (3.00m x 2.5m)

Garage 10' 6" x 12' 10" (3.2m x 3.9m)

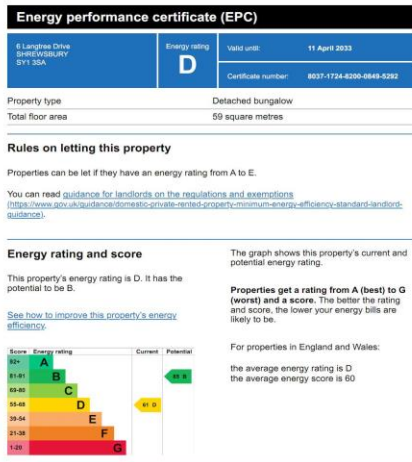
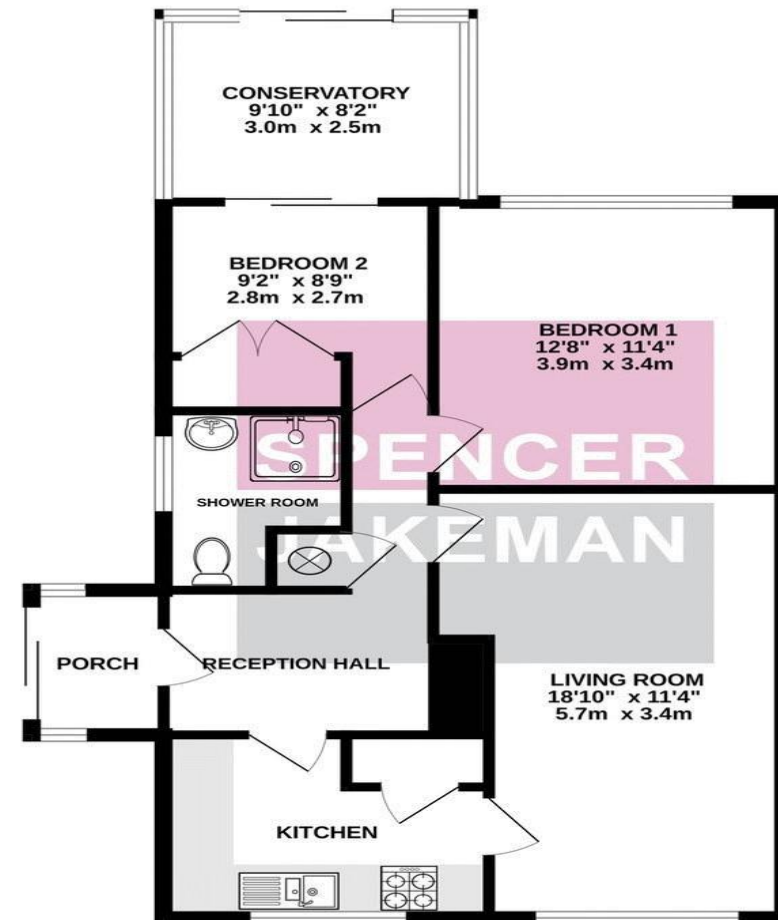




NOTE

The agent has not been able to verify the availability and nature of services. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase. Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fittings or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we try to make our sales details accurate and reliable, Spencer & Jakeman does not give, nor does any Officer or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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