



**16 Broadway Close £269,995**

Shrewsbury, Shropshire, SY2 6HY

**SPENCER  
JAKEMAN**



# 16 Broadway Close, Shrewsbury, Shropshire, SY2 6HY

- An extended three bedroom semi detached family residence
- Located in this much sought after favoured area
- Generous open plan living/dining room overlooking the rear garden
- Extended kitchen with useful side access
- Garage and driveway for numerous vehicles
- No upward chain

An extended three bedroom semi detached family residence occupying an enviable plot. The property is situated on this popular and established residential development within reach of excellent amenities including local shops, popular schools, frequent bus service to the town centre with many fashionable shops, bars, restaurants, In brief the property benefits from gas central heating, UPVC double glazing, entrance hallway with cloakroom, spacious open plan living/dining room with patio doors, extended kitchen with a range of units and side access to the garden. On the first floor are three good bedrooms, a family bathroom and useful airing cupboard. The property has generous garage, enclosed rear garden, side access and driveway providing ample parking.







### Location

The property is situated in an enviable position within Sutton Farm just 2 miles from Shrewsbury Town Centre, there are many local amenities close on hand, including supermarket, post office, take away outlets as well as a pharmacy, public house and good schooling. Commuters will be pleased to know that excellent road links offer fast access onto the M54, Telford and beyond.

### Entrance Hallway

W.C.

Living/Dining Room 32' 10" x 10' 10" (10m x 3.3m)

Kitchen/Breakfast Room 15' 5" x 8' 6" (4.7m x 2.6m)

Stairs rising from hallway to first floor landing

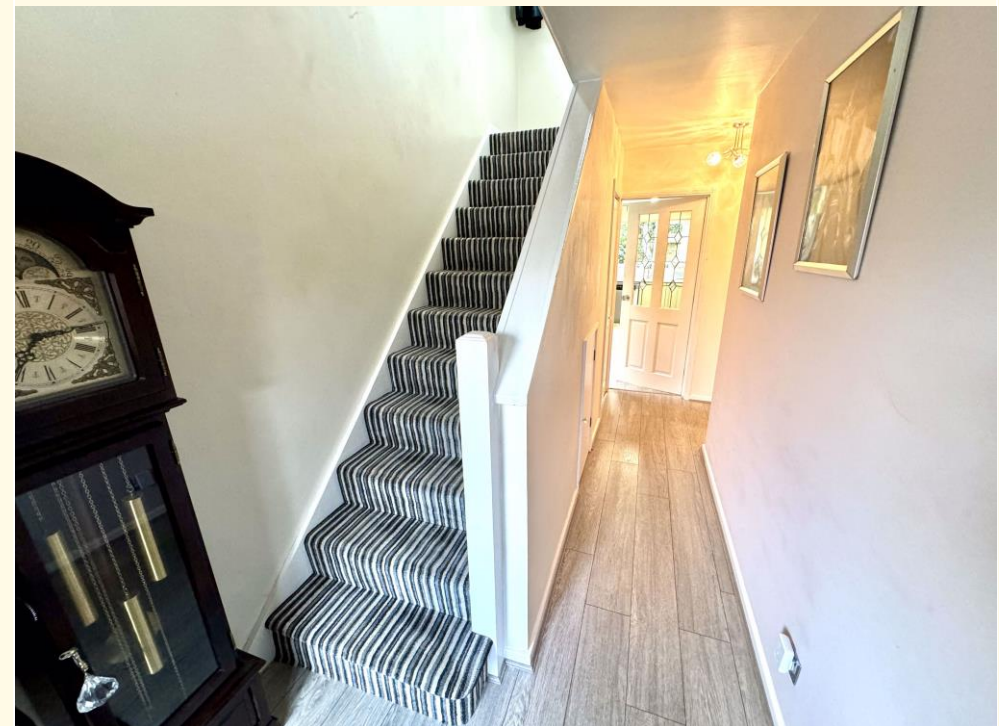
Bedroom One 10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom Two 11' 6" x 9' 6" (3.5m x 2.9m)

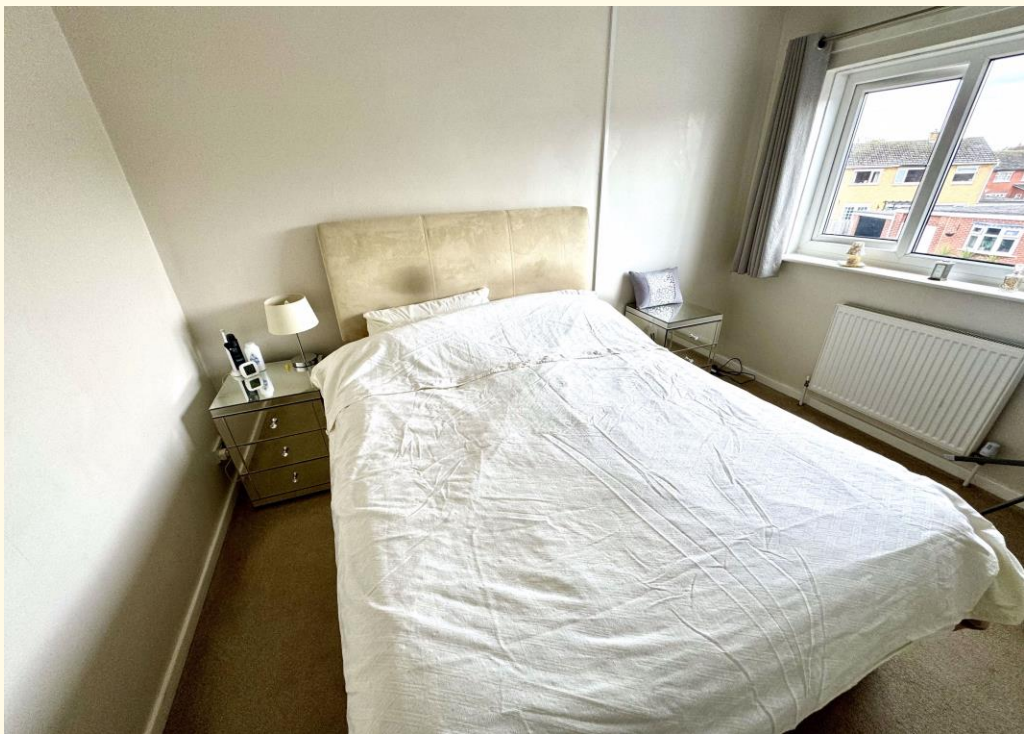
Bedroom Three 7' 7" x 6' 11" (2.3m x 2.1m)

Family Bathroom

Garage



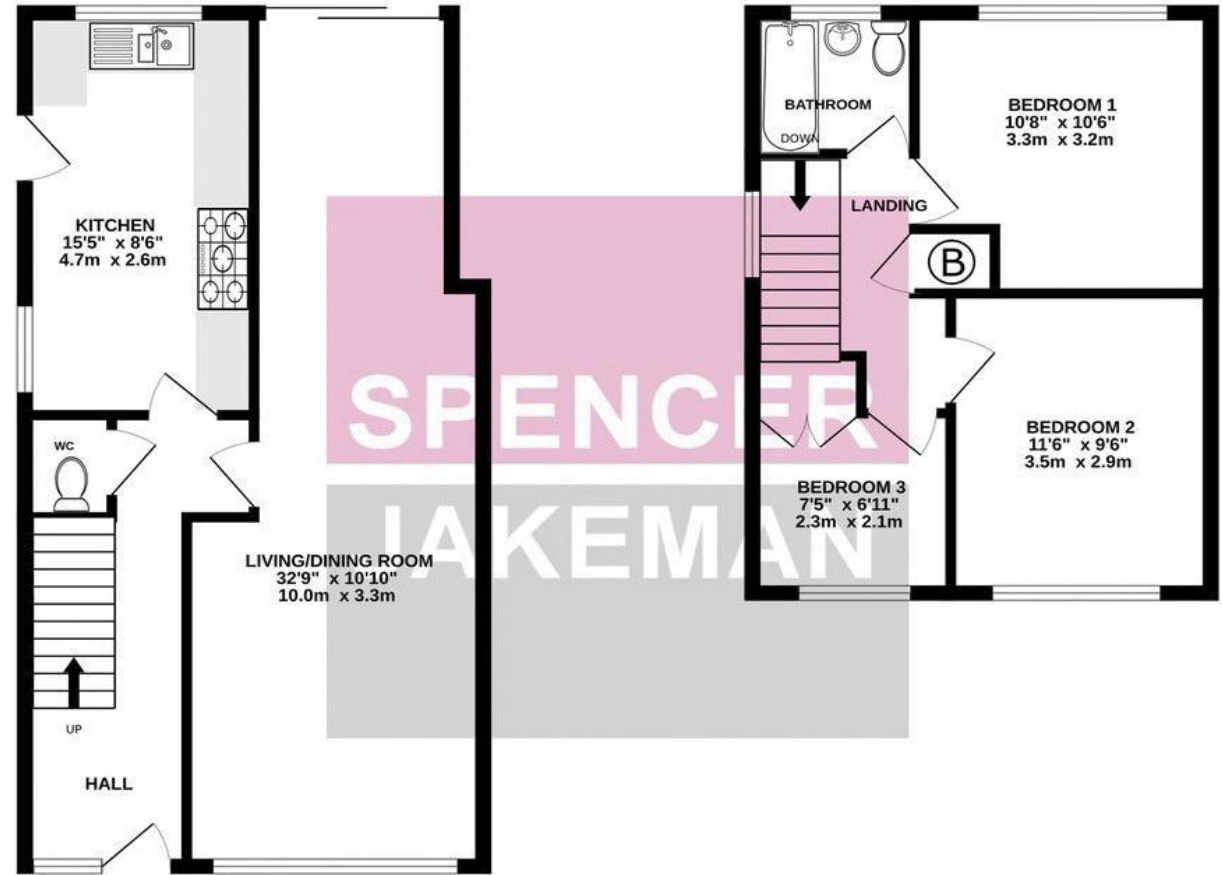






GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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