



10a Salcombe Drive £285,000

Shrewsbury, Shropshire, SY2 6SH

**SPENCER
JAKEMAN**

10a Salcombe Drive, Shrewsbury, Shropshire, SY2 6SH

- Spacious two bedroom bungalow with light free-flowing rooms
- Much favoured and convenient locality close to bus routes, local amenities and motorway links
- Generous living room with feature fireplace
- Quality conservatory with attractive roof lantern overlooking the rear garden
- Modern well equipped Breakfast/kitchen
- Two good bedrooms with built-in storage
- Enclosed rear garden with delightful patio area and decked terrace
- Useful detached garage with up and over door

A most desirable and neatly presented semi-detached bungalow which provides accommodation of generous proportions. The Reception Hall boasts through access to the majority of rooms,, the Breakfast/Kitchen provides a range of units, whilst there are two double Bedrooms both with built in wardrobes. These are served by the Shower Room which has fitted vanity furniture and is of a spacious size. Outside, there is a generous amount of driveway parking and a detached garage. The Gardens are of a most appealing size and have been extensively landscaped for ease of maintenance. NO ONWARD CHAIN.

Situation

The property is both pleasantly and conveniently located just off Wenlock and London Road towards the outskirts of the south eastern side of Shrewsbury, with the benefit of a number of local amenities including shops and supermarkets. Shrewsbury town centre itself offers a comprehensive range of social and leisure amenities together with a rail service.





Directions

From Shrewsbury town centre proceed down Wyle Cop and continue over the English Bridge. Proceed along Abbey Foregate to the Column roundabout and take the third exit left onto Wenlock Road. Proceed along Wenlock Road for approximately one mile taking the left turning into Kingston Drive. After a short distance take the first available right turn into Salcombe Drive.

Accommodation

UPVC double glazed door to:

Entrance Porch

uPVC double glazed full length windows, glazed panelled door and side screen to

Hallway

Access to loft via loft ladder, heating control panel, large airing cupboard with recently installed gas fired combination boiler, telephone point, coat/storage cupboard, and radiator.

Living Room 16' 9" x 11' 2" (5.1m x 3.4m)

Wall lights, feature granite fire surround, TV aerial socket, wall lights, radiator, double glazed sliding patio doors to rear sun patio and garden, further part double glazed door to side opening to Conservatory.

Conservatory 15' 5" x 8' 10" (4.7m x 2.7m)

A light flowing room overlooking the garden with large roof lantern and patio doors to rear garden.

Kitchen/Breakfast Room 11' 2" x 9' 10" (3.4m x 3.00m)

Range of wood effect floor and wall units, working surfaces, sink and drainer, wall tiling, display cabinet, built-in electric oven, gas hob, extractor hood, plumbing connections for washing machine, space for fridge and freezer, coved cornicing, covered radiator, wall mounted TV aerial socket, uPVC double glazed window to front.

Bedroom One 12' 2" x 11' 2" (3.7m x 3.4m)

Built-in double door wardrobe, wall mounted TV point, wall light, coved cornicing, uPVC double glazed window and door to conservatory.

Bedroom Two 11' 2" x 9' 10" (3.4m x 3.00m)

Radiator, coved cornicing, built-in double door wardrobe, uPVC double glazed window to front.

any information contained in these details when deciding whether to view or purchase.



Shower Room

Refitted in a wet room style, comprising shower area, folding glazed screen, wall tiling, vanity unit with wash basin, dressing surface, fitted cupboards, WC, coved corncing, heated towel rail, uPVC double glazed window to rear.

Garage 17' 1" x 8' 6" (5.2m x 2.6m)

Constructed of brick with up and over door, felt roof, window and door to rear.

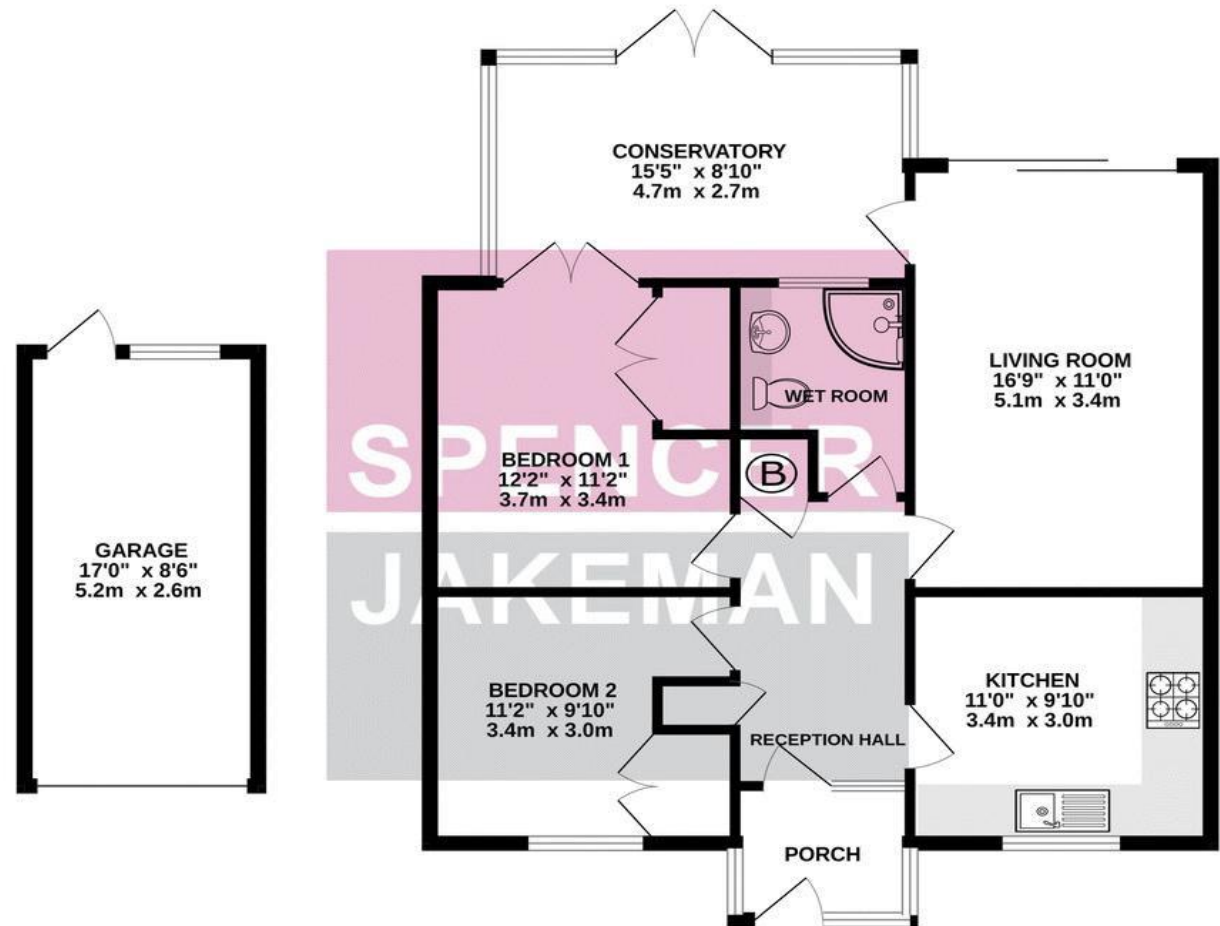
Outside

To the front of the property there is a pathway with adjoining lawned garden and shrubbery borders. There is a private driveway which provides parking for at least 3 cars and access to garaging. There is a lovely private rear garden which has been attractively landscaped to lawn with large paved and decked sun patio ideal for outdoor dining), decked terrace, specimen trees, flower and shrubs, climbing plants.

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
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 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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