



**1 Clemson Way £450,000**

Shrewsbury, Shropshire, SY2 5WJ

**SPENCER  
JAKEMAN**



# 1 Clemson Way, Shrewsbury, Shropshire, SY2 5WJ

- Detached family residence occupying this choice corner plot in a quiet cul-de-sac location
- Enclosed landscaped rear garden with feature Indian stone patio and handcrafted wood sleeper planters
- High calibre kitchen with a range of stylish units and integrated appliances with feature tiled splashback
- Two reception rooms and useful well-equipped utility room
- Four bedrooms with some benefiting from fitted wardrobes
- Luxury family bathroom and contemporary en-suite with quality fittings and sanitary ware
- Detached garage with up and over door and office
- Tarmac driveway parking and decorative chipping stoned front

Occupying a choice corner plot, this well-designed detached family residence has been thoughtfully improved by the current owners with high quality fittings and well-proportioned accommodation throughout. The property in brief comprises gas central heating, UPVC double glazing, entrance hallway with calcatta marble tile floor, cloakroom, tastefully dressed living room, second reception room offering a variety of uses, Attractive kitchen/dining room with modern fitted units with integral appliances and feature tiling, separate utility room with access to the rear garden. On the first floor are four good bedrooms, attractive family bathroom and further luxury en-suite.







To the rear is an enclosed garden with perimeter fencing walled boundary, landscaped Indian slate patio area ideal for outdoor dining and handcrafted patio borders with side access to the front. A separate garage with up and over door and office and tarmac driveway for ample parking. Early viewing is recommended by the selling agent to appreciate the accommodation on offer.

### Entrance Hallway

### Cloakroom

**Living Room** 17' 7" x 11' 10" (5.35m x 3.61m)

**Study** 9' 7" x 8' 10" (2.92m x 2.68m)

**Kitchen/Dining room** 19' 0" x 10' 1" (5.80m x 3.07m)

**Utility room** 10' 1" x 5' 4" (3.07m x 1.62m)

**Stairs rising from ground floor to first floor landing**

**Bedroom One** 13' 8" x 11' 10" (4.16m x 3.61m)

### En-suite

**Bedroom Two** 13' 4" x 8' 9" (4.06m x 2.67m)

**Bedroom Three** 12' 3" x 11' 10" (3.74m x 3.61m)

**Bedroom Four** 8' 8" x 6' 9" (2.65m x 2.06m)

### Family Bathroom

**Detached Garage** 9' 11" x 7' 9" (3.02m x 2.35m)

**Office** 8' 0" x 6' 9" (2.45m x 2.05m)





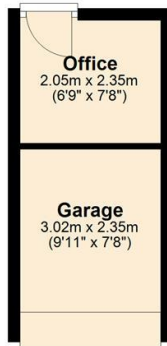






#### Ground Floor

Approx. 12.1 sq. metres (130.7 sq. feet)



Total area: approx. 12.1 sq. metres (130.7 sq. feet)

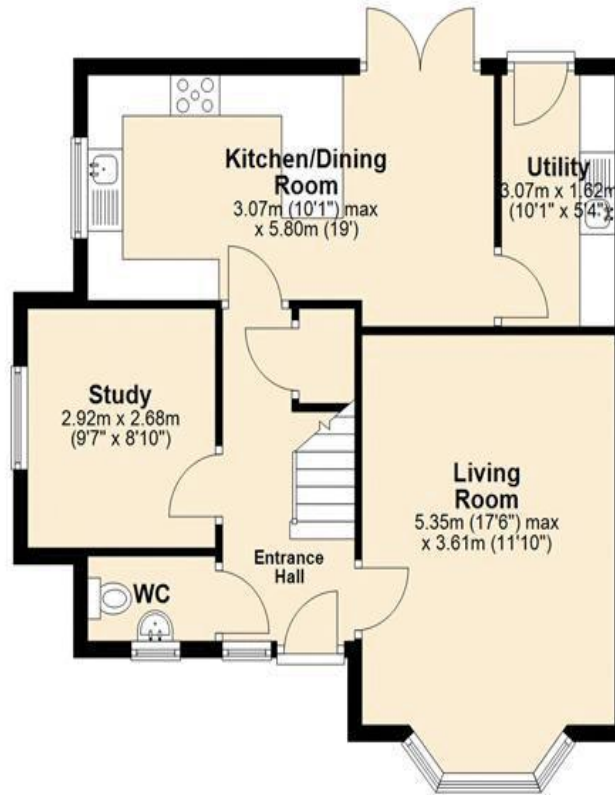
The floorplans provided are for illustrative purposes only.  
All dimensions, layouts, and designs are approximate and may vary from the final product.

The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase.

Images are for visualization purposes only and may not reflect the actual finished product or features.  
Plan produced using PlanUp.

#### Ground Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



Total area: approx. 117.0 sq. metres (1259.1 sq. feet)

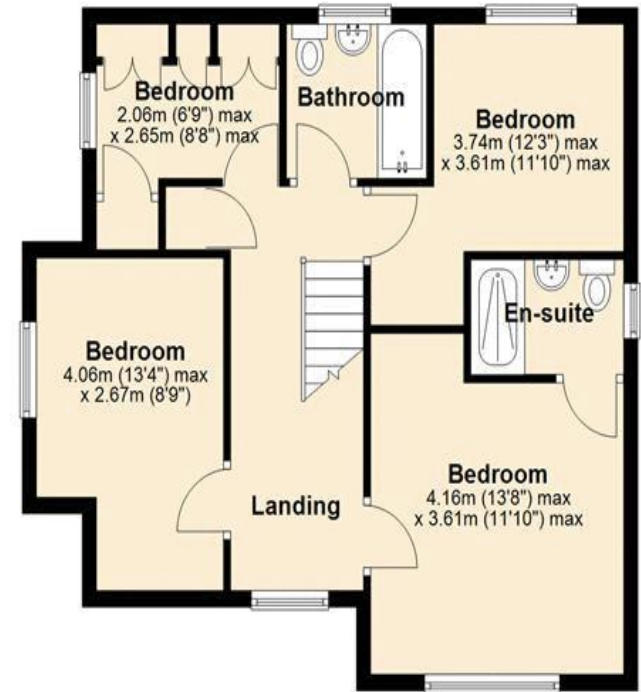
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#### First Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



46a Mardol, Shrewsbury, Shropshire SY1 1PP

Tel: 01743 297000

[www.spencerjakeman.com](http://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.

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