



9 Greyfriars Road £625,000

Shrewsbury, Shropshire, SY3 7EN

**SPENCER
JAKEMAN**

9 Greyfriars Road, Shrewsbury, Shropshire, SY3 7EN

- A substantial, Edwardian detached property boasting generous room sizes throughout
- Highly desirable locality with the town Centre just a short walk and well-regarded schools in close proximity
- Driveway parking for numerous vehicles
- Detached spacious garage with electric roller shutter door
- Five well-proportioned bedrooms
- High quality modern family bathroom, separate shower room and ground floor W.C.
- Breakfast/kitchen with separate utility room and useful cellar
- Enclosed rear garden with dual access gates

A rare chance has arisen to purchase this most attractive period family residence with parking and delightful gardens. Situated in the highly sought after area of Coleham just a short walk from the Town Centre stands this substantial detached Edwardian property offering generous and versatile accommodation throughout. The property boasts character throughout with an imposing front aspect and eloquent design. In brief the property benefits from gas central heating, striking elegant windows and feature fireplaces throughout, storm porch, entrance hallway with feature tiling and modern W.C., front reception room, sitting/dining room, living room, kitchen/breakfast room with quality solid kitchen, separate utility, cellar, spacious useful storage room.





On the first floor are four generous sized bedrooms with numerous large sash windows and useful store, attractive family bathroom with quality fittings and separate shower room with feature tiling. On the second floor is a advantageous spacious loft/bedroom room with storage room which previously was used as a shower room. To the rear is a generous private garden enclosed by perimeter brick walling and side access to the front where a well maintained driveway allows access for numerous vehicles. Sitting proud a detached timbre garage with electric roller shutter door is a most useful addition to the property. Viewing is recommended to appreciate the high accommodation on offer and to save disappointment.

Location

The property is well placed within reach of excellent amenities in Coleham with a selection of Artisan shops and the town centre via the English Bridge or from Longden Coleham the Grey Friars Bridge where there are many attractive boutique style shops, cafes, restaurants, fashionable bars, The Theatre Severn and the Quarry Park and Dingle Gardens together with the Shrewsbury Railway Station. Well regarded schools are in very close proximity and Ideally placed within easy reach of the nearby A5 Motorway link allowing access onto the M54 leading to the West Midlands.





Entrance Hallway
Family Room 13' 0" x 12' 10" (3.97m x 3.91m)
Dining Room 13' 11" x 11' 6" (4.25m x 3.50m)
Living Room 14' 3" x 12' 0" (4.35m x 3.67m)
Utility room 12' 2" x 7' 1" (3.72m x 2.15m)
Kitchen/Breakfast Room 21' 1" x 9' 5" (6.42m x 2.88m)
Cloakroom 7' 7" x 9' 2" (2.30m x 2.80m)
Store 9' 10" x 6' 1" (2.99m x 1.85m)
Cellar 13' 9" x 7' 4" (4.20m x 2.24m)
Stairs rising from hallway to first floor landing
Bedroom One 13' 0" x 12' 10" (3.97m x 3.92m)
Shower Room
Bedroom Two 12' 10" x 11' 6" (3.90m x 3.50m)
Bedroom Three 12' 10" x 12' 0" (3.90m x 3.67m)
Bedroom Four 14' 3" x 9' 5" (4.35m x 2.87m)
Family Bathroom
Stairs rise from first floor landing to second floor
Bedroom Five 12' 11" x 12' 2" (3.93m x 3.70m)
Store Room 6' 9" x 6' 7" (2.07m x 2.00m)
Loft Space 12' 11" x 12' 2" (3.93m x 3.70m) max
Detached Garage 16' 0" x 12' 11" (4.88m x 3.93m)



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.



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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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