



3 Valentine Drive £279,995

Shrewsbury, SY2 5WY,

**SPENCER
JAKEMAN**

3 Valentine Drive Shrewsbury, SY2 5WY

- Presented to the highest of standards, this three bedroom residence is a fine example of its type
- Upgraded high quality kitchen with contemporary units, integrated fridge/freezer, dishwasher and washing machine
- Luxury family bathroom and separate en-suite featuring high end fittings, excellent sanitary ware and stylish tiling
- Thoughtfully landscaped rear garden with perimeter fencing and superb patio area
- LVT feature karndean floor
- Driveway to the front proving parking for numerous vehicles

A modern, well presented and deceptively spacious three bedroom semi detached residence, situated on this modern and popular residential development, The property is within close proximity to a variety of local amenities, popular schooling and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. The accommodation offers a well-designed layout with upgrades and high quality fittings throughout. The property has been tastefully decorated and is showcased to its fullest, in brief the property comprises, an entrance hallway with meter cupboard, spacious living room with useful understairs cupboard, contemporary upgraded kitchen/dining room with a range of built-in appliances such as integral fridge/freezer, dishwasher, washing machine, stainless steel hob with cooker hood, under cabinet and kickboard lighting and stylish tiling, further useful cloakroom.





On the first floor are three good bedrooms with the principle bedroom benefiting from a well-equipped en-suite shower room with upgraded attractive tiling and white high quality sanitary ware, two further good size bedrooms and a modern family bathroom with luxury fittings, white suite and hotel themed tiling. To the rear is a not overlooked tastefully landscaped enclosed garden with delightful patio area, lawn with shrub borders, perimeter fencing and access to the front. To the front is a tarmac driveway providing ample parking and paved walkway to the front door with decorative chippings, UPVC double glazing and gas fired central heating.

Location

The property is well placed on the fringe of this convenient residential development, close to excellent amenities, including local shops, schools, frequent bus service to the town centre, with its many fashionable bars and restaurants, Theatre Severn and the Shrewsbury railway station. The property is also well placed within easy reach of the Shrewsbury by pass, allowing access to the M54 motorway link to the West Midlands.





Entrance Hallway

Living Room 14' 1" x 12' 1" (4.28m x 3.69m)

Kitchen/Breakfast Room 15' 5" x 7' 6" (4.71m x 2.28m)

Cloakroom

Stairs rising from hallway to first floor landing

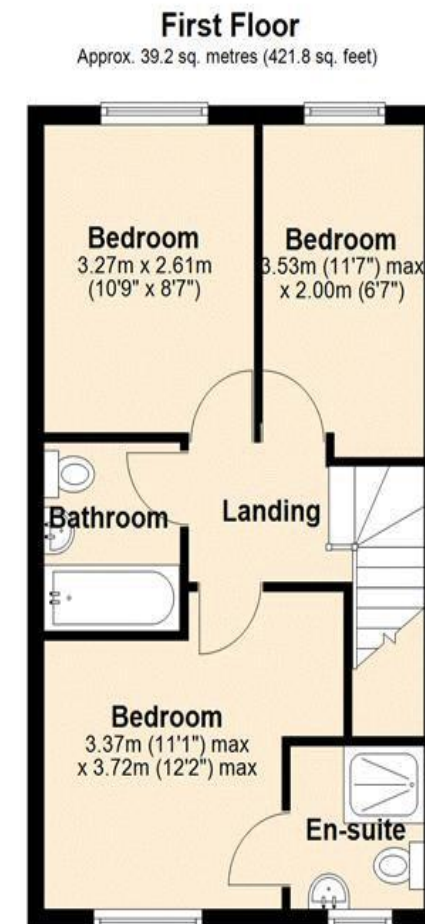
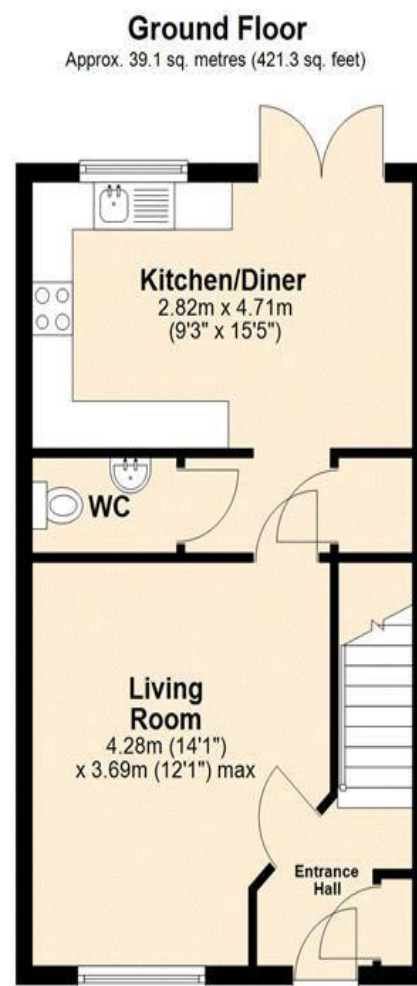
Bedroom One 12' 2" x 11' 1" (3.72m x 3.37m)

En-suite

Bedroom Two 10' 9" x 8' 7" (3.27m x 2.61m)

Bedroom Three 11' 7" x 6' 7" (3.53m x 2.00m)

Family Bathroom



Total area: approx. 78.3 sq. metres (843.1 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.



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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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