



11 Bardsley Drive, Off Portland Crescent, Shrewsbury,  
Shropshire, SY2 5NT

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**Offers In The Region Of £276,500**

Viewing: strictly by appointment  
through the agent



A rare opportunity has arisen to acquire this spacious, well proportioned and completely refurbished two bedroom semi detached bungalow which is being offered for sale with NO UPWARD CHAIN. The property is pleasantly situated in a corner of a quiet cul-de-sac in this popular residential area and is within close proximity to good local amenities, a regular bus stop to the Shrewsbury town centre and local by-pass linking up to the M54 motorway network. The property can only be fully appreciated by internal inspection in which the agent highly recommends .

The enhanced interior accommodation briefly comprises of the following: Entrance hall, attractive re-fitted open plan kitchen/diner/lounge, attractive re-fitted shower room, two good size bedrooms, Good size enclosed rear garden, garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Raised decked area to side with timber storm porch, recessed light, side UPVC double entrance door gives access to

**Entrance hall**

Having loft access.

Door from entrance hall gives access to:

**Re-fitted open plan kitchen/diner/lounge**

30'11 x 10'7

The kitchen area comprises: A range of eye level and base units with built in cupboards and drawers, fitted worktops with inset work stainless steel sink drainer unit with mixer tap over,, space and plumbing for washing machine, space for fridge, built-in Lamona four ring electric hob with stainless steel cooker above, Lamona built-in electric oven, airing cupboard housing Main eco compact gas fired central heating boiler also providing domestic hot water, wooden laminate flooring to kitchen/dining area, UPVC double glaze window looking over rear gardens, UPVC double glazed door leading to rear garden.

The lounge area has largely UPVC double glazed picture window to front, TV aerial point, radiator.

From entrance hall door gives access to:

**Bedroom one**

11'5 x 10'1

Having UPVC double glazed window to rear, radiator, TV aerial.

Door from entrance hall gives access to:

**Bedroom two**

11'7 x 8'8

Having UPVC double glazed window to front, radiator.

Door from entrance hall gives access to:

**Attractive shower room**

Having large walk-in shower cubicle with shower screen, pedestal wash hand basin, low flush WC, wall mounted chrome heated towel rail, UPVC double glazed window, extractor fan, fully tiled around shower and wash hand basin, ceramic tiled floor.

**Outside**

The property is approached by a shared gravel driveway. Access from driveway leads to:

**Garage**

18'2 x 8'3

Having up and over door, side service door leading to rear garden.

Off the driveway there is an additional private gravel forecourt providing additional parking. Timber side gates then gives access to:

**Good size enclosed rear garden**

Having extensive slated hard standing area, steps leading to glass greenhouse. The remainder of the garden is laid lawn, outside lighting, outside cold water tap.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

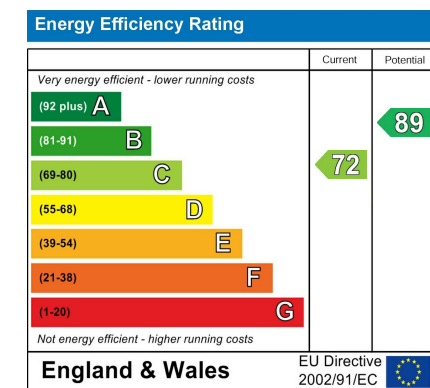
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**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

