

2 Lawson Gardens, Berwick Grange, Shrewsbury,  
Shropshire, SY1 4YH

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A greatly enhanced, much improved and pleasantly situated three bedroom modern detached property occupying an enviable position tucked away on the edge of this popular development, ideally placed for commuters with easy access to A5/M54 motorway network and excellent local facilities. The property also has the added benefit of having ten solar panels with the storage battery located within the roof space of the garage. Viewing is recommended.

The accommodation briefly comprises: Enclosed storm porch, entrance hall, downstairs cloakroom, attractive lounge, spacious L shaped refitted kitchen and dining room, UPVC double glazed conservatory/sunroom with Eco Therm solid light weight roof, first floor landing, master bedroom with en-suite shower room, two further bedrooms, principle bathroom, Front and enclosed rear gardens pleasing outlook to the front over local green. UPVC double glazing. Gas fired central heating. Double width tarmacadam driveway and garage. Viewing recommended.

The property is approached via a enclosed:

**Storm porch**

Having UPVC double glazed door and side screens, laminate wooden flooring, decorative double glazed entrance door gives access to:

**Entrance hall**

Having wood effect flooring, double radiator, coved ceiling, wall mounted thermostat control unit, understairs storage cupboard, staircase leading off.

Door to:

**Downstairs cloakroom**

Having low flush WC, wash hand basin with tiled splash backs, ceramic tiled floor, extractor fan, radiator.

Door from entrance hall gives access to:

**Attractive lounge**

13'1" x 12'4"

Having UPVC double glazed window with a pleasant outlook over local green, coving to ceiling.

From entrance hall door gives access to:

**Spacious L-shaped re-fitted kitchen and dining**

22'3" x 9'10" max

The kitchen area comprises a range of modern white gloss eye level a base white units with built-in cupboards and drawers, range of fitted wooden style worktops with inset stainless steel sink and drainer unit with mixer tap over, built-in Gionien four ring electric induction hob with Comfee stainless steel cooker hood above, built-in stainless steel AEG electric oven with stainless steel built-in microwave with cupboard above, Integrated Indesit dishwasher, space for upright fridge freezer, wall mounted Vaillant gas fired central heating boiler, UPVC double glazed window overlooking the rear gardens, radiator. The whole room has wood effect laminate flooring.

The dining area comprises: Radiator and opening to:

**UPVC double glazed conservatory/sun room**

12'6" x 9'2"

Having Eco Therm solid light weight roof, laminate wooden flooring with 1inch of Eco Therm beneath the laminate flooring, UPVC double glazed French doors to the rear gardens, radiator. This room can now be enjoyed all year round if desired.

From the hallway, stairs rise to:

**First floor landing**

Having UPVC double glazed window having a pleasant outlook over local green to front, radiator, coving to ceiling, loft access, airing cupboard with slated shelving, radiator.

Doors from first floor landing then give access to:

**Bedroom one**

10'5" max x 10'4"

Having UPVC double glazed window with pleasing outlook to the front over local green, radiator, built-in double wardrobe, coving to ceiling. Door to:

**En-suite shower room**

Having a white suite comprising tiled shower cubicle with shower over and glazed shower screen, low flush WC, pedestal wash hand basin, fully tiled walls, UPVC double glazed window, extractor fan, shaver point.

**Bedroom two**

10'1" x 7'8"

Having UPVC double glazed window to the rear, radiator, built-in wardrobe with fitted hanging rail.

**Bedroom three**

8'7" max into recess x 6'9"

Having mirror fronted built-in wardrobe, UPVC double glazed window to the rear, radiator.

**Bathroom**

Having a white modern suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower over and glazed screen to the side, wall mounted chrome style heated towel rail, UPVC double glazed window to the rear, shaver point, ceramic tiled style flooring.

**Outside**

To the front of the property there is an easy to maintain gravelled garden with mature shrubs and tree. To the side is a brick edge double width tarmacadam driveway which gives access to:

**Garage**

18'0 x 8'11

With electric roller up and over door, fitted power and light, space for washing machine, space for tumble dryer, sealed unit double glazed service door to the rear, access to useful storage area into roof.

To the side of the garage there is gated side access to paved patio pathway which leads to an attractive:

**Landscaped rear garden**

Comprising: Paved patio pathway, paved patio with brick edgings, gravel area, garden laid to lawn, well stocked borders with a variety of specimen shrubs, plants and flowers, timber garden shed, outside cold tap and lighting point, timber garden shed, enclosed mainly by walling.

**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 D**

**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).

**Referral fee disclaimer**

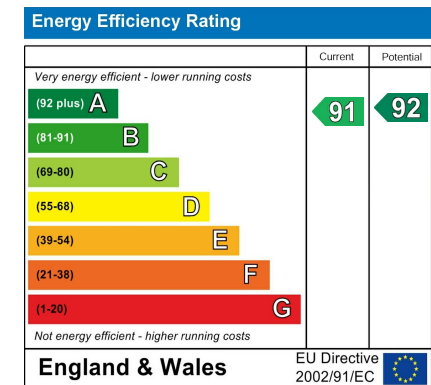
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## FLOORPLANS

