

61 Percy Street, Greenfields, Shrewsbury, Shropshire, SY1
2QG

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A charming, deceptively spacious period three bedroom semi detached property situated within walking distance of Shrewsbury town centre, it provides easy access to local amenities while offering a comfortable modern living space. The property combines contemporary updates, classic features (such as the period fireplace). Viewing is highly recommended.

The accommodation briefly comprises of the following: Side entrance lobby, lounge, dining room, cellar, attractive refitted kitchen, rear lobby, attractive downstairs bathroom, first floor landing, three well proportioned bedrooms, garden to front, pleasant landscaped rear garden which creates a bright and inviting area for relaxation or entertaining, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Panel side entrance door gives access to:

Entrance lobby

With staircase leading off, strip pine panel door gives access to:

Lounge

14'0 x 12'8

Having walk-in sash bay fronted windows, gas coal effect living flame fire with attractive period surround and quarry tiled hearth, TV aerial point, radiator.

Strip pine panel door from entrance lobby gives access to:

Dining room

11'7 x 12'8 into alcove

Having wooden laminate flooring, tiled inglenook with raised hearth and timber mantle above, radiator, UPVC double glazed sealed double glazed window to rear.

Panel door from dining room gives access to:

Useful cellar area

11'0 x 12'2 max

Having light point and power points.

Access from dining room gives access to:

Kitchen

12'8 x 7'5

The kitchen comprises: A range of modern eye level and base units with built-in cupboards and drawers, worktops with inset stainless steel single sink drainer unit with mixer tap over, built-in Hotpoint four ring induction hob with modern Hotpoint extractor fan above, space for washing machine and dishwasher, built-in Hotpoint double electric oven and grill, space for upright fridge freezer, ceramic tiled floor, UPVC double glazed window and door leading to rear gardens.

From kitchen access is given to:

Rear lobby

Having gas wall mounted central heating boiler, UPVC double glazed window.

From rear lobby, striped pine panel door gives access to:

Attractive period bathroom

With roll top bath, shower above with glazed shower screen, low flush WC, wash hand basin, attractive period Ancona radiator with chrome heated towel rail, fully tiled around bath, half tiled to remaining walls, vinyl wood effect floor covering, UPVC double glazed window to rear, pull cord.

From entrance lobby stairs rise to:

First floor landing

With step and strip pine panel door giving access to: Three bedrooms.

Bedroom one

11'9 x 12'8 into alcove

Having period sash window to front, radiator, period cast iron fireplace, dressing recess with period sash window to side.

Bedroom two

11'7 x 8'10

Having UPVC double glazed window overlooking rear garden, radiator.

Bedroom three

11'11 x 7'5

Having UPVC double glazed window to rear, radiator.

Outside

The property is approached via a paved pathway with front garden, gravel area, cherry tree, dwarf brick period wall to front. A shared pedestrian access to side of property with gate leading into:

An attractive enclosed rear garden

Having gravel area which leads to central gravel and wooden sleeper pathway flanked either side by lawn, flower and shrubs borders, raised flower bed. At the top of the garden there is a paved sun terrace.

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

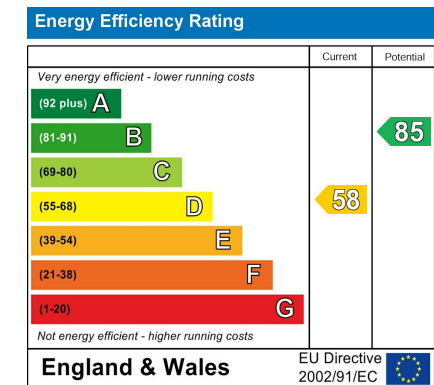
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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FLOORPLANS

