



## 33 Hallam Drive, Berwick Grange, Shrewsbury, Shropshire, SY1 4YE

**£230,000**

This particularly well presented 3 bedroom terraced house has been significantly upgraded and presents an attractive proposition for a range of potential buyers. Accommodation provides: Hall, WC, Living Room, Refitted Kitchen/Dining Room, 2 Double Bedrooms, Good Sized Single Bedroom, Modern Refitted Bathroom, GCH, DG, Enclosed Garden, 2 Allocated Parking Spaces.



## **33 Hallam Drive, Berwick Grange, Shrewsbury, Shropshire, SY1 4YE**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Canopied entrance doors, double glazed entrance door.

### **Hall**

Radiator, staircase leading to First Floor Landing.

### **Cloakroom/WC**

Fitted with corner wash basin and WC, radiator, double glazed window.

### **Living Room**

Good sized room with walk in double glazed bay window to the front, 2 radiators, useful understairs storage cupboard.

### **Kitchen/Dining Room**

The Kitchen has recently been fully refitted with a good range of units with wood style laminated worktops, integrated Bosch electric oven and 4 ring induction hob with filter hood above, fridge/freezer, slim-line dishwasher, washing machine. Built in cupboard housing gas fired central heating boiler. Attractive glazed tile surround to work areas, inset sink unit, double radiator, double glazed rear window and French door lead to rear garden.

### **First Floor Landing**

Built in airing cupboard, access to roof space.

### **Bedroom 1**

Radiator, built in double wardrobe, double glazed window to the front.

### **Bedroom 2**

Radiator, double glazed window overlooking rear garden.

### **Bedroom 3**

Radiator, built in wardrobe with drawers beneath, double glazed window to the front.

### **Bathroom**

Attractively appointed with white 3 piece suite including bath with side mixer tap and wall mounted dual head shower unit, wash basin and WC, vanity surface with cupboards beneath and eye level cupboard above, deep tiled wall areas, heated towel rail, extractor, double glazed window to the rear.

### **Outside - Front**

Gravelled front garden with paved pathway to the entrance door.

### **Rear Garden**

Approached onto a paved patio, further larger raised patio beyond, gravel border to one side and the garden is enclosed by timber fencing with gated access to the rear providing access to 2 allocated parking spaces.

### **Services**

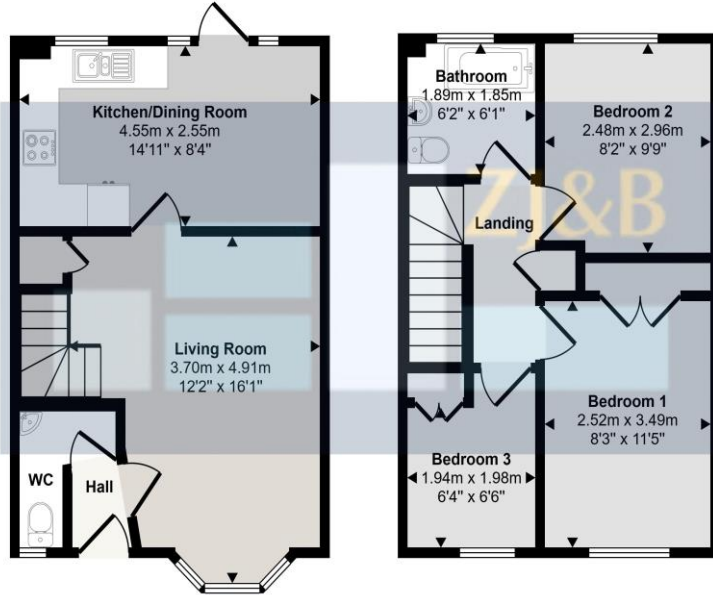
We understand mains water, drainage, electricity and gas are connected to the property.

### **Council Tax Band B**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
66 sq m / 707 sq ft



Ground Floor  
Approx 33 sq m / 356 sq ft

First Floor  
Approx 33 sq m / 351 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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## Energy performance certificate (EPC)

33, Hallam Drive SHREWSBURY SY1 4YE	Energy rating <b>C</b>	Valid until: 21 August 2030
		Certificate number: 0277-2812-7282-2620-0915

Property type: Mid-terrace house

Total floor area: 67 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**