Roger Parry & Partners

3 Redfield, Herongate, Shrewsbury, SY1 3XP

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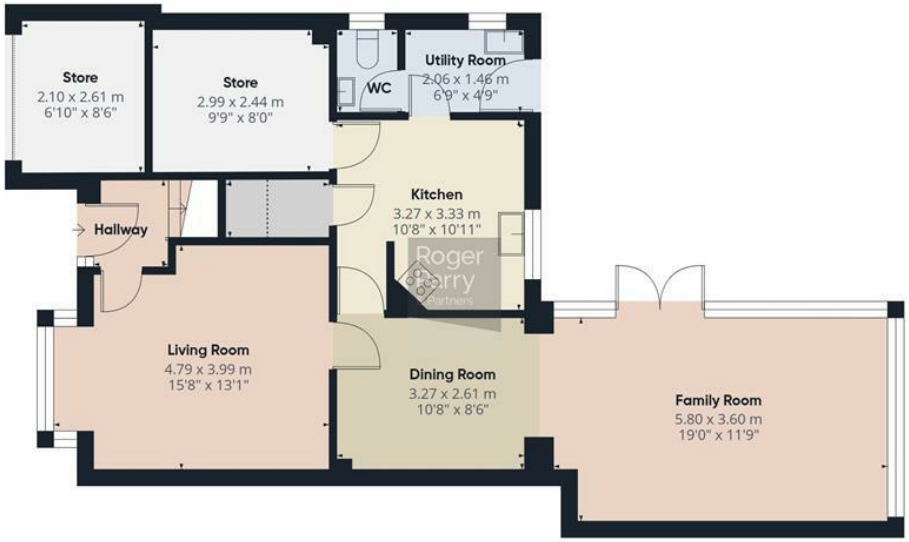
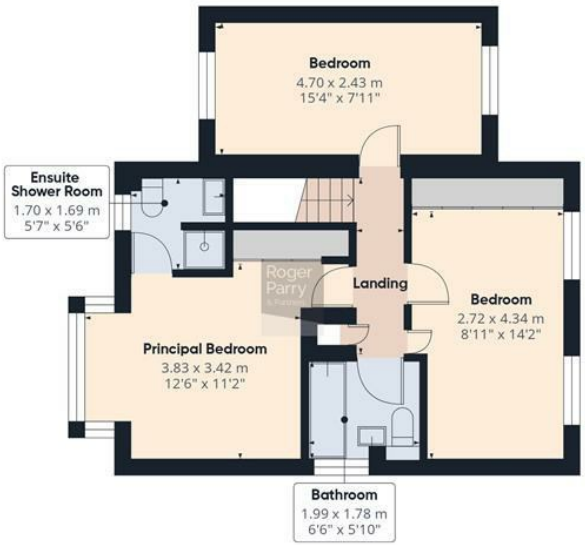
Offers In The Region Of £385,000

An impressive extended three-bedroom detached home, formerly configured as a four-bedroom property, offering spacious and versatile accommodation throughout. The thoughtful extension provides generous living space, making this an ideal choice for families seeking a substantial and adaptable home. Situated in a popular residential location, the property is conveniently placed for local amenities, schools and transport links, with the wider facilities of Shrewsbury also within easy reach. An excellent opportunity for buyers looking for a larger detached home with scope to suit a variety of family requirements.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1

Approximate total area(1)

125.7 m²

1352 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ideally situated in the popular area of Herongate, this property benefits from a convenient residential location with excellent access to a range of local amenities, schools, shops and everyday facilities. The area provides easy access to Shrewsbury town centre, offering a variety of independent shops, supermarkets, cafés, restaurants and leisure facilities, while excellent road and transport links make commuting to surrounding areas straightforward. With a pleasant residential setting and the historic attractions and green spaces of Shrewsbury close by, the location combines convenience with the character and charm associated with this sought-after town.

Reception Hall
With door to

Living Room
Telephone and TV point, bay window to front, door to:

Dining Room
With open access leading into Family Room

Kitchen
Tiled flooring, fitted with a range of wooden painted floor and wall mounted units, working surfaces, sink with drainer and mixer tap, fully tiled surround, space for fridge/freezer, dishwasher, built in single oven with electric hob and extractor fan. Useful large walk in under stairs cupboard used as pantry, window overlooking rear garden, door to:

Utility
Tiled flooring, fitted unit, working surface, circular sink with mixer tap, tiled surround, space and plumbing connection for washing machine, window to side, part glazed uPVC door to rear garden, further door to:

Cloakroom
Tiled flooring, wall hung basin, tiled splash back, WC, window to side

Family Room
An excellent addition entertaining space, providing such versatility. With tv point, triple glazing windows to garden and patio doors. Thermally insulated roof.

From entrance hall, stair case to landing, access to loft, two built in storage cupboards with shelving

Principal Bedroom
Built in double wardrobe with sliding mirrored doors, bay window to front, door to:

En Suite Shower Room
Basin with vanity unit, glazed shower cubicle with tiled surround, WC, walls partially tiled, window to front

Bedroom Two
Two windows overlooking rear garden, built in triple wardrobe with sliding mirrored doors. This room was originally two rooms and could easily be converted back.

Bedroom Three
Windows to front and rear overlooking garden

Bathroom
White suite comprising p shaped bath with mixer tap, shower over, glazed screen, wall hung basin with mixer tap, WC, walls tiled, heated towel rail, window to side.

Outside
To the rear of the property there is a enclosed south facing garden mainly laid to lawn, with paved sun terrace, borders, specimen plants, further stoned patio area, gated access to either side of the property. To the front of the property there is a private driveway with parking for several cars and Ev charging. The garage has been divided into two sections, the front section has an up and over door, thermal boards separate it from the rear section which is accessed from the the kitchen and houses gas central heating boiler. This section provides a useful storage area.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 5

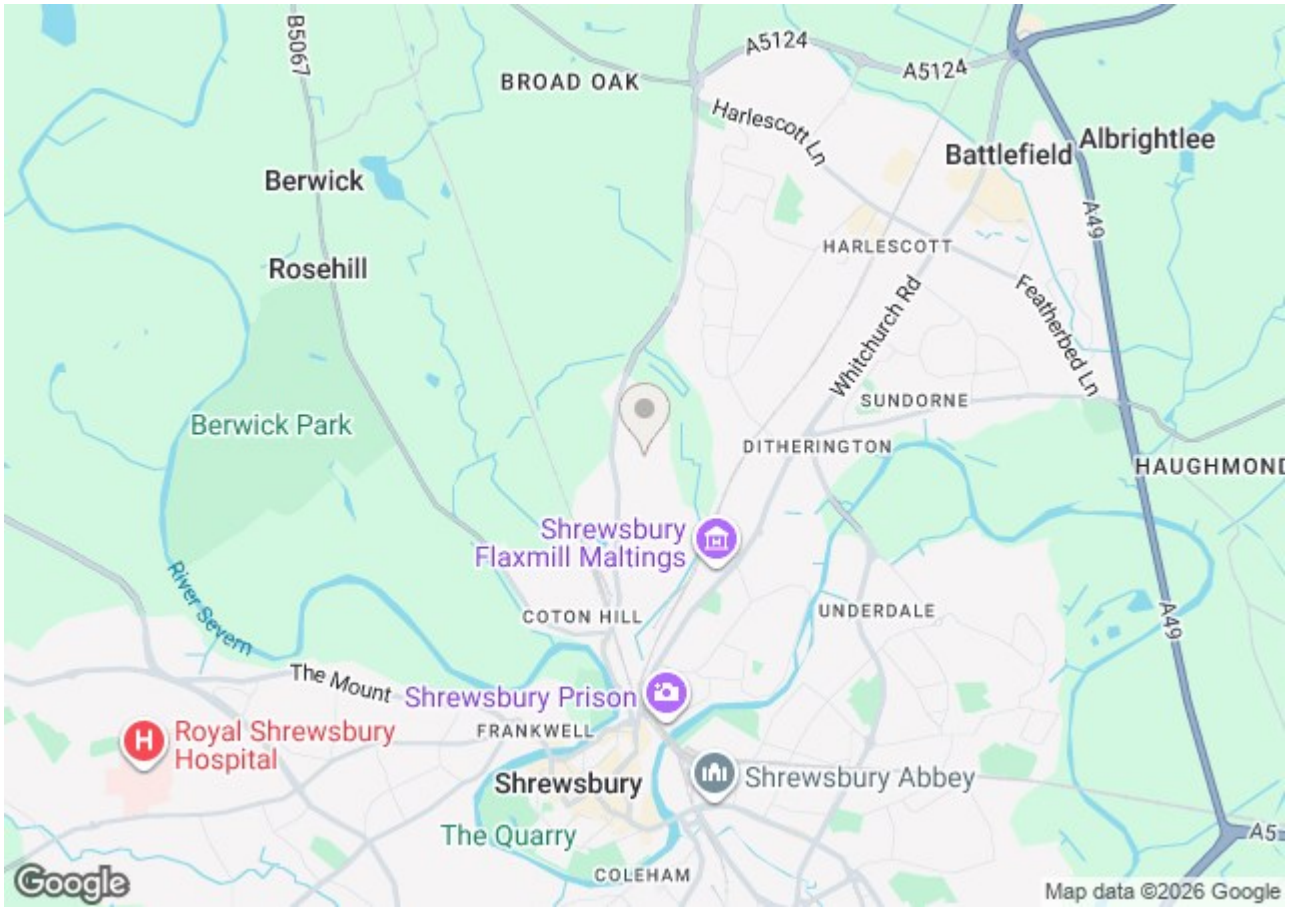
Mbps & Superfast 10000 Mbps. Mobile Service: Good outdoor, variable in-home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council
Council Tax Band: D
EPC Rating: C
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.