

# RPRS

CONTACT

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## FOR SALE

## £475,000

### A spacious semi-detached four bedroom family home

#### ADDRESS

2 Grangefields Road,  
Shrewsbury  
SY3 9DB

#### SIZE

153.54 m<sup>2</sup> (1,653 ft<sup>2</sup>)  
Approx. gross internal floor area

#### KEY FEATURES

- + Semi-detached house
- + Corner plot
- + Four bedrooms
- + Master bedroom with ensuite bathroom
- + Open plan kitchen diner
- + Two reception rooms
- + Utility room / WC
- + Rear garden – triangular in shape due to corner plot
- + Garage (reduced to storage space)
- + Multi-car driveway
- + Jacuzzi
- + Freehold

#### OVERVIEW

The property is a spacious four-bedroom semi-detached home situated on a corner plot within a popular residential estate in Shrewsbury.

The ground floor comprises an entrance hallway providing access to the open plan flitted kitchen diner with island, lounge, study and the utility/WC. The kitchen diner offers open plan accommodation with sliding doors to the rear garden. The first floor provides four bedrooms, including a master bedroom with ensuite facilities, along with a family bathroom.

Externally, the property benefits from a multi-car driveway, a front garden of notable size and a rear garden that is triangular in shape due to the corner plot. The garage has been reduced to a storage room.

The property is offered with vacant possession and is considered to be in good condition overall and tastefully decorated.

#### LOCATION

The property is located in the historic market town of Shrewsbury, a well established area known for its period architecture, independent shops and strong transport links.

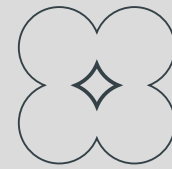
Situated approximately 2.18km from the A5 Carriageway, the property benefits from convenient access to regional road networks. Shrewsbury train station is located approximately 2.43km away, providing rail connections to Birmingham, Chester, Manchester and beyond.

The surrounding area offers a blend of residential appeal, green spaces and local amenities, making it suitable for families and professionals seeking accessibility and community living.

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## ACCOMMODATION

TOTAL 153.54 m<sup>2</sup> 1,653 ft<sup>2</sup>  
Approx. gross internal floor area

## SERVICES

We are advised that the property has mains electricity, gas, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

## COUNCIL TAX

The property has an E rating by Shropshire Council. Interested parties should make their own investigations

## TENURE

Freehold

## GUIDE PRICE

£475,000

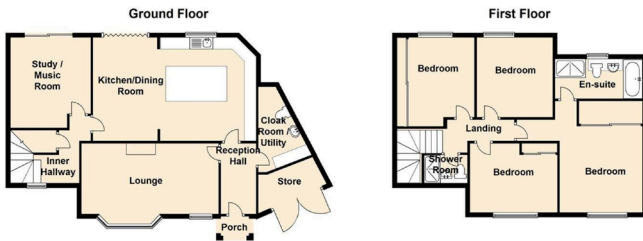
## VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



## FLOOR PLANS



## Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.