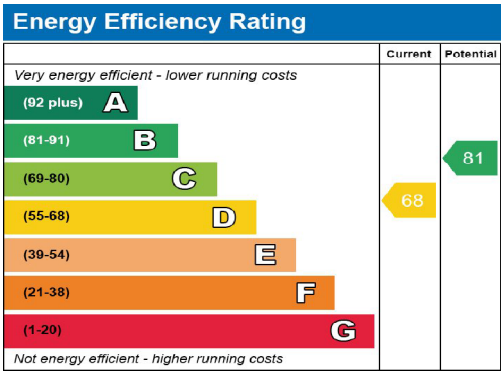
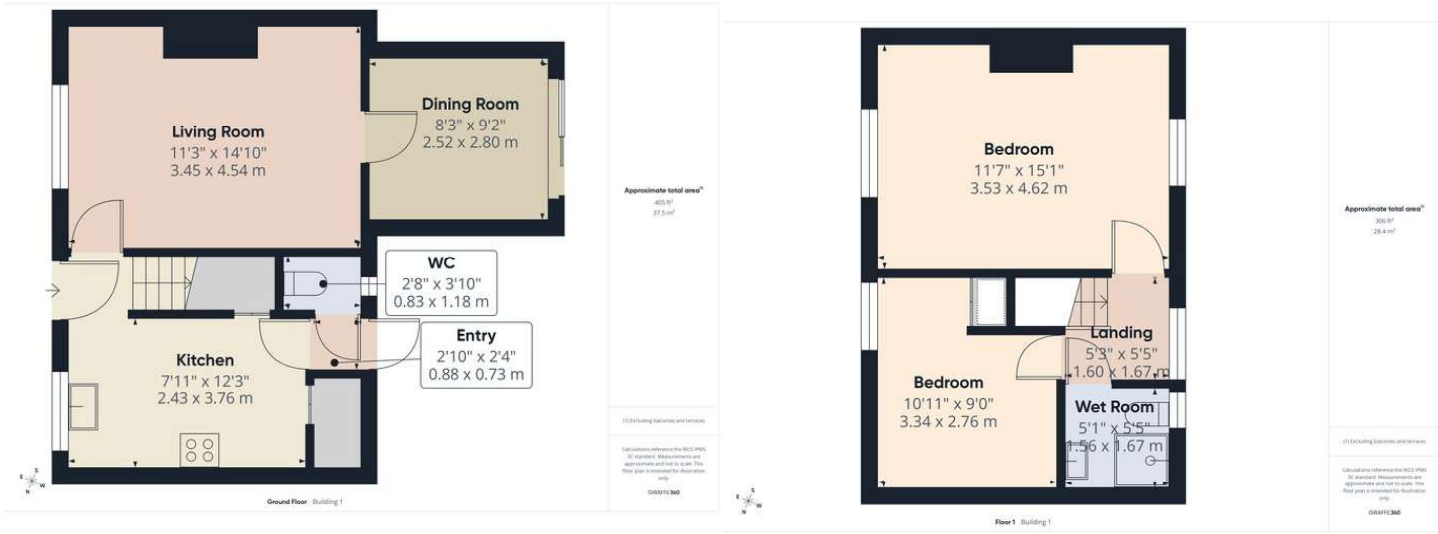




View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Shropshire Avenue, Chaddesden, DE21 6EW | Freehold

A traditional end-terrace property offering two double bedrooms. The home benefits from a rear extension, providing additional living space, and features two well-proportioned reception rooms. To the rear, there is a lobby area with access to a convenient ground-floor cloakroom/WC. Externally, the property offers off-road parking along with a garage.

- Two Double Bedroomed End-Terrace Property
- Extended To Rear Elevation
- Driveway And Larger Than Average Garage
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold



Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

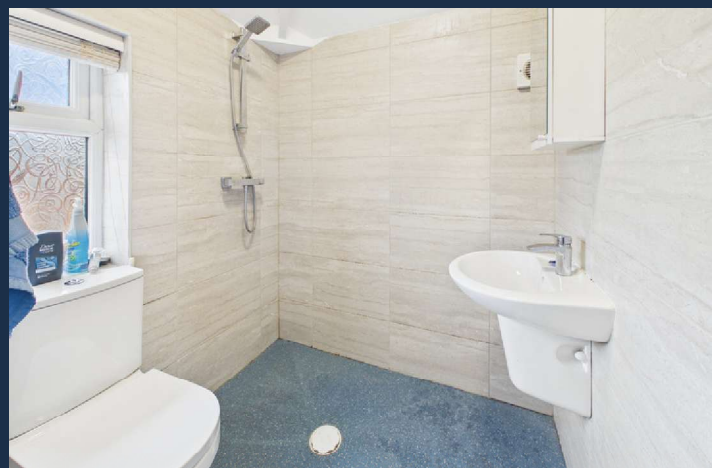
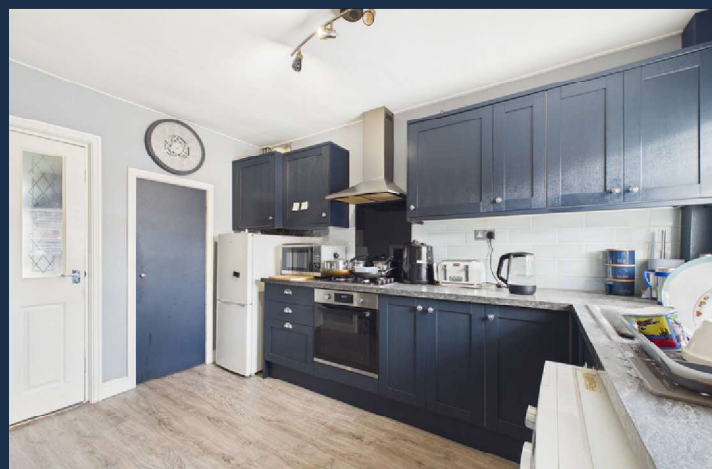
We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Full Description:

In brief the accommodation comprises:- entrance lobby, living room, dining room, kitchen, rear lobby and cloakroom/WC.

To the first floor the landing provides access to two double bedrooms and wet room.

Outside, there is a driveway provides off-road parking and access to a larger than average garage. There is an enclosed garden to the rear elevation.

Shropshire Avenue is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, Motorway, A50 and Nottingham East Midlands airport.

Room Measurements & Details:

Entrance To:

Kitchen: (7'11" x 12'3") 2.41 x 3.73

Rear Entrance: (2'10" x 2'4") 0.86 x 0.71

Cloaks/WC: (2'8" x 3'10") 0.81 x 1.17

Living Room: (11'3" x 14'10") 3.43 x 4.52

Dining Room: (8'3" x 9'2") 2.51 x 2.79

First Floor Landing: (5'3" x 5'5") 1.60 x 1.65

Bedroom One: (11'7" x 15'1") 3.53 x 4.60

Bedroom Two: (10'11" x 9'0") 3.33 x 2.74

Wet Room: (5'1" x 5'5") 1.55 x 1.65

Outside:

There are gardens to both front and rear elevations, the front is arranged for ease of maintenance. A driveway provides off-road parking and access to a GARAGE 13'11" x 15'9".

There is gated access to the side elevation leading to an enclosed rear garden.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.

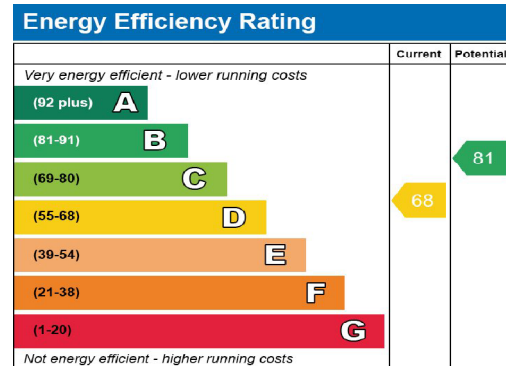
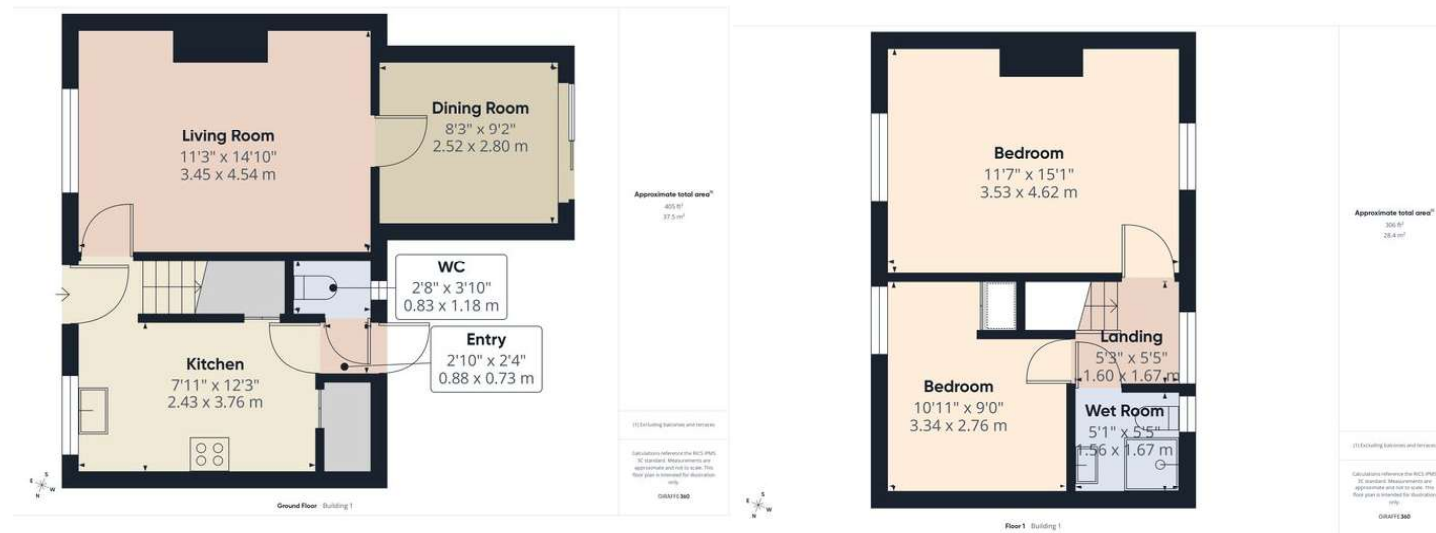
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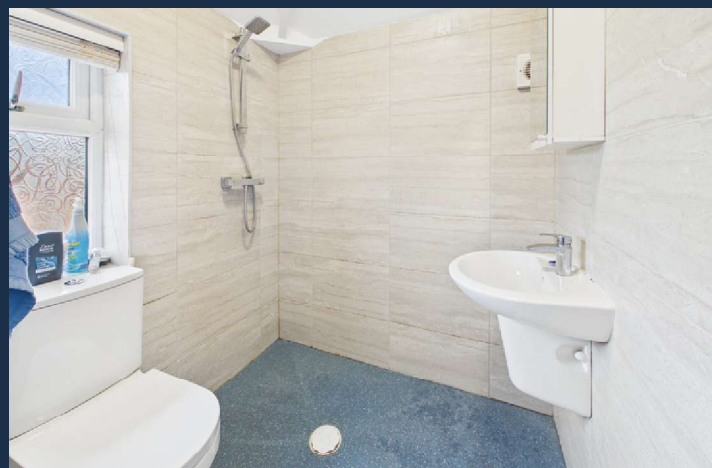
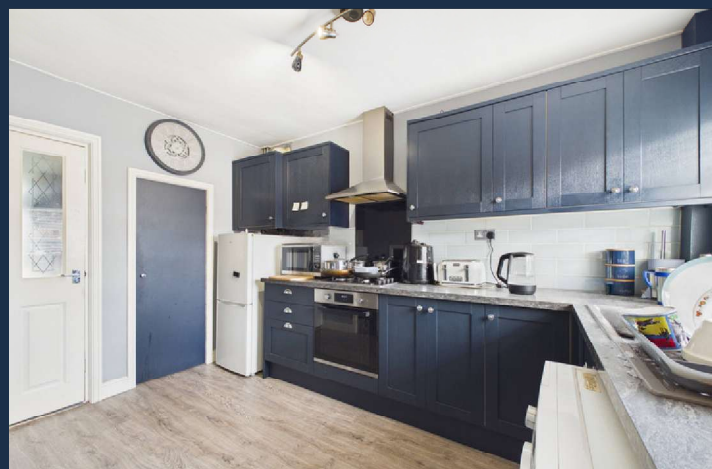
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