



40 Hotspur Street £325,000

Shrewsbury, Shropshire, SY1 2QB

SPENCER
JAKEMAN

40 Hotspur Street, Shrewsbury, Shropshire, SY1 2QB

- A high quality, extended three bedroom period property boasting generous room proportions throughout
- Situated in the ever-popular Greenfields area ideal for families, professionals, or anyone seeking a move-in-ready home close to Shrewsbury town centre
- Attractive refitted family bathroom and separate shower room with quality suites and stylish tiling
- Generous extended kitchen/breakfast room with fitted units and worktops over, patio doors open to the enclosed rear garden
- Three good sized bedrooms with fitted furniture
- Enclosed rear garden with delightful patio area ideal for outdoor dining and useful side access
- Spacious cellar room which would suit a variety of uses

A charming bay fronted character property offering an exceptional blend of period features and modern style throughout. Situated in the ever-popular Greenfields area, this spacious property has been extended and offers three good sized bedrooms ideal for family living, an extended breakfast/kitchen room with fitted units, bay fronted living room, a useful cellar suiting a variety of uses and an enclosed rear garden. The property is offered for sale with no upward chain.





Location

The property is well placed in this popular and convenient residential area, close to excellent amenities including local shops, popular schools, the nearby town centre with its many fashionable bars and restaurants, Theatre Severn and the Quarry Park and Dingle Gardens. The property is also ideally placed within reach of the Shrewsbury by-pass with M54 motorway link.

Entrance Hall

Living Room 14' 2" x 10' 3" (4.32m x 3.12m)

Kitchen/Breakfast Room 13' 10" x 12' 0" (4.22m x 3.65m)

Shower Room

Cellar

Stairs rising from hallway to first floor landing

Bedroom One 13' 10" x 12' 0" (4.22m x 3.65m)

Family Bathroom

Bedroom Two 19' 9" x 9' 7" (6.03m x 2.91m)

Stairs rising from the first floor landing to second floor

Bedroom Three 14' 0" x 13' 10" (4.27m x 4.22m)



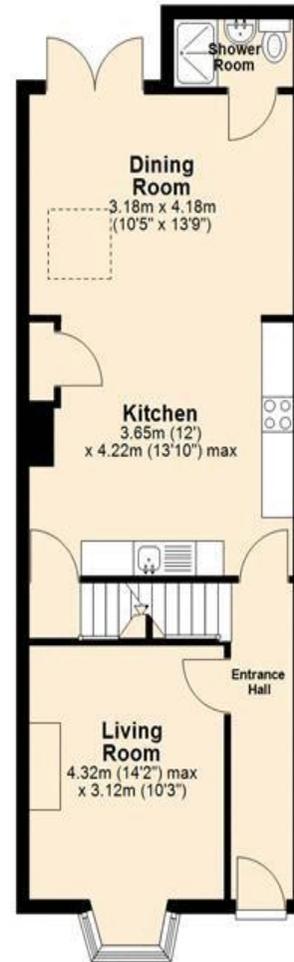




NOTE

The agent has not been able to verify the availability and nature of services. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase. Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fittings or apparatus not specifically referred to in these details, is not included in the sale.

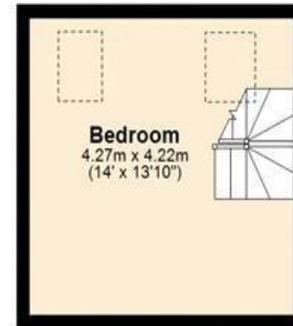
Ground Floor
Approx. 51.6 sq. metres (555.0 sq. feet)



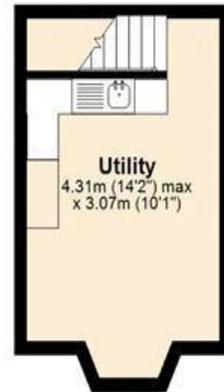
First Floor
Approx. 41.9 sq. metres (451.5 sq. feet)



Second Floor
Approx. 18.0 sq. metres (193.8 sq. feet)



Basement
Approx. 14.9 sq. metres (159.9 sq. feet)



Total area: approx. 126.4 sq. metres (1360.2 sq. feet)

The floorplans provided are for illustrative purposes only. All dimensions, layouts, and designs are approximate and may vary from the final product.

The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase.

Images are for visualization purposes only and may not reflect the actual finished product or features. Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.