



10 SWALLOW DRIVE
SHREWSBURY | SY1 4UE





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Close to town amenities.

AN IMMACULATELY PRESENTED AND BEAUTIFULLY APPOINTED SEMI
DETACHED HOUSE, OFFERING EXTENDED AND MUCH IMPROVED
ACCOMMODATION, SET WITH ATTRACTIVE LANDSCAPED GARDENS.

Sought after location
Fantastic living space
Immaculate extended accommodation
Generous driveway parking with EV car charging point
Lovely landscaped gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury Town Centre, follow Castle Foregate and continue straight ahead at the mini roundabout until reaching the Heathgates roundabout. Take the second exit on to Sundorne Road, go straight over the mini roundabout and at the next roundabout take the first exit left into Featherbed Lane. Take the turning right into The Parks and continue along, taking the left turn into Long Pack and the second left turn onto Swallow Drive, where the property will be found on the right hand side.

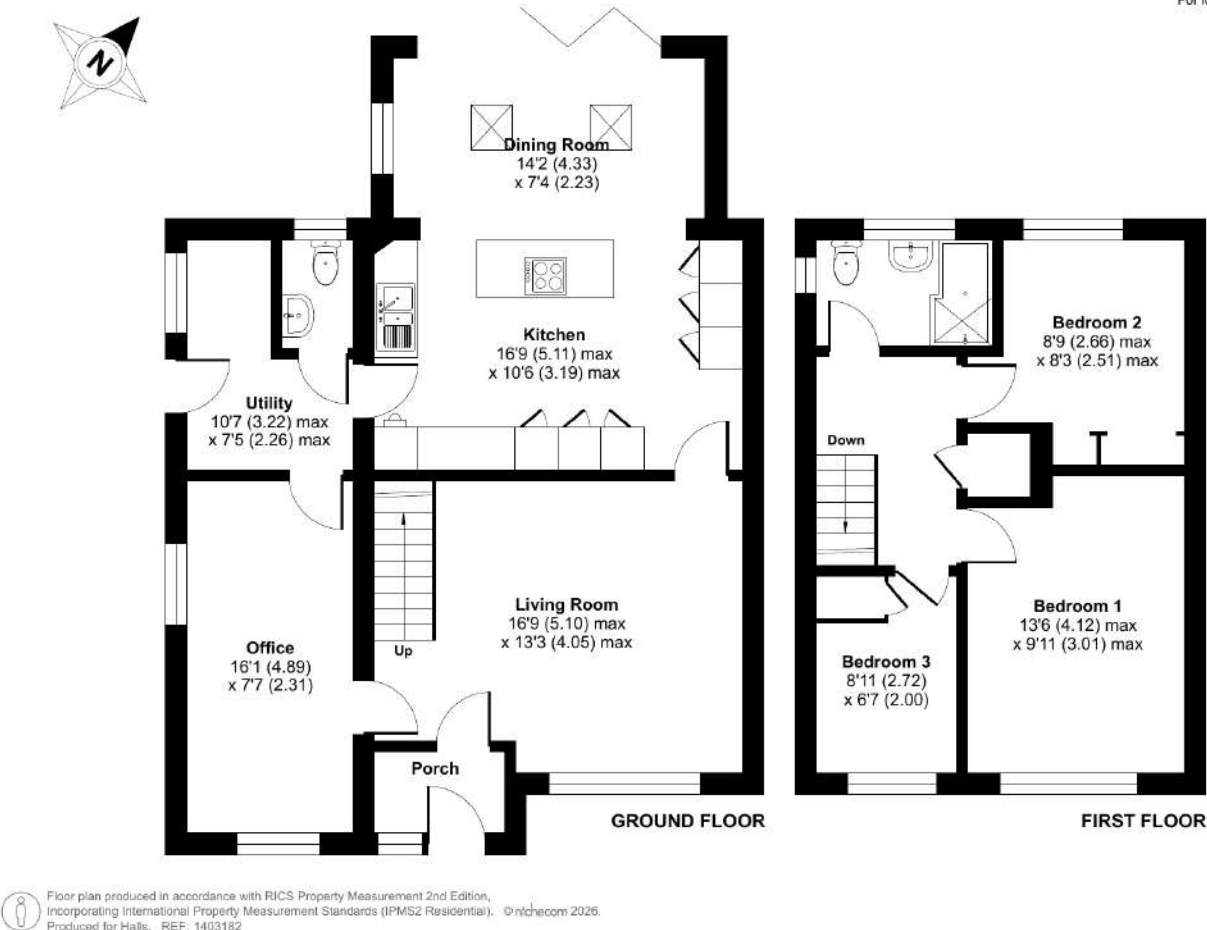
SITUATION

The property is situated in the centre of this established residential area towards the north-eastern outskirts of Shrewsbury. There are a selection of local amenities including shops, various retail outlets, including a variety of supermarkets, together with schools and a bus service. Commuters will also find that quick access is provided to the A49 bypass which links to the A5 and M54 motorway through to Telford and on to the M6. It should be noted, there is a rail service available in the town centre.

PROPERTY

10 Swallow Drive is a beautifully presented and greatly enhanced semi-detached home, where the current owners have undertaken numerous sympathetic and thoughtful improvements to create impressively extended and wonderfully appointed accommodation throughout.

The ground floor opens into a lovely living room featuring a bespoke media unit and contemporary fireplace, providing a stylish yet comfortable space to relax. In addition, there is a useful family room/home office, a separate utility room and a refitted guest WC. The true heart of the home is the recently replaced kitchen diner, which boasts a fashionable range of soft-close eye and base level units, complemented by a range



of integrated appliances. A central island provides both practical workspace and a sociable hub, complete with breakfast bar seating. From the dining area, bi-folding doors open directly onto the re-landscaped rear garden, seamlessly blending indoor and outdoor living.

To the first floor are three well-proportioned bedrooms, one benefiting from fitted wardrobes, all served by a modern family bathroom fitted with a contemporary white suite.



OUTSIDE

Outside, the property benefits from a generous tarmacadam parking area providing space for numerous vehicles, together with the added convenience of a car charging point.

THE GARDENS

The front gardens are designed for ease of maintenance, featuring a gravelled border with ample space for potted plants.

The majority of the gardens are positioned to the rear and have been thoughtfully redesigned to create an attractive and functional outdoor space. They now feature flowing lawns and a slate-tiled patio seating area, ideal for alfresco dining and entertaining.

Overall, this is a superbly improved home offering stylish, flexible living space, ideal for modern family life.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



