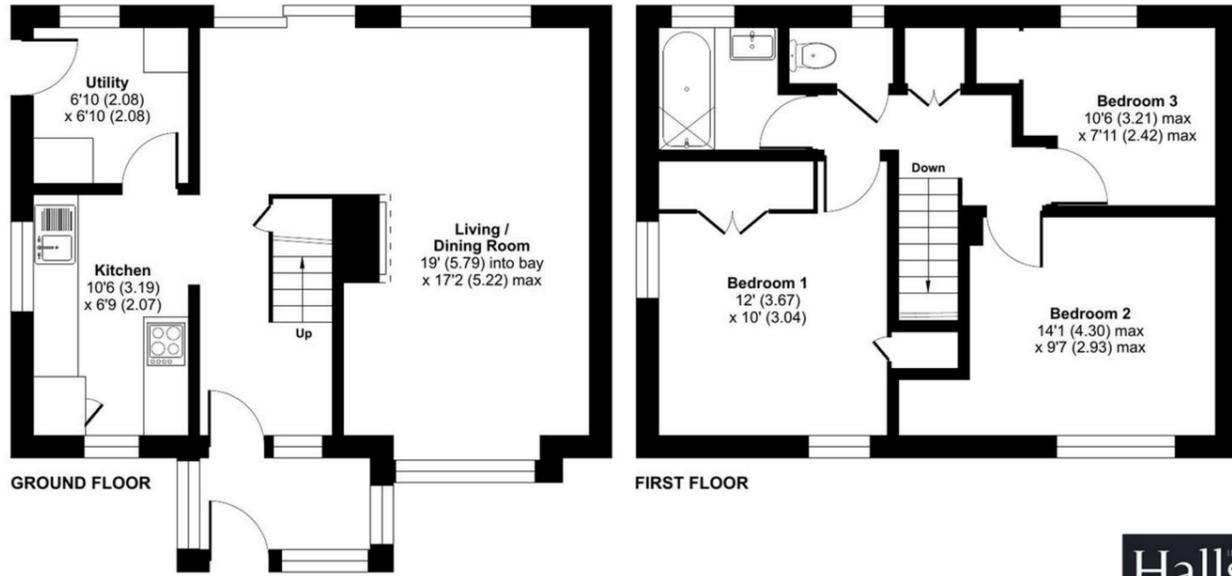


FOR SALE

44 Grinshill Drive, Shrewsbury, SY2 5JF



Approximate Area = 922 sq ft / 85.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1372545



FOR SALE

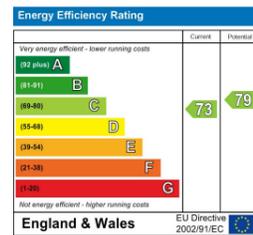
Offers in the region of £225,000

44 Grinshill Drive, Shrewsbury, SY2 5JF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented and spacious semi-detached home, occupying a corner plot with large gardens situated in a highly sought after location on the outskirts of the town centre.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Kitchen with pantry and utility off
- Large L shaped sitting/dining room
- 3 bedrooms and a family bathroom
- Large private driveway
- Extensive garden
- Sought after residential area

DESCRIPTION

This is a spacious semi-detached house with well laid out accommodation set over two floors.

There is a central hall, a superb L shaped sitting/dining room that has French doors leading to the rear patio and large wrap around garden beyond. The kitchen has plenty of storage and also has a useful separate utility room located off it. The property includes gas central heating and UPVC double glazing.

On the first floor there are three bedrooms, both the main bedrooms are doubles and have built-in wardrobes, bedroom three is also a good size and has a built-in wardrobe. The shower room has been attractively refitted with a double cubicle, separate matching WC.

OUTSIDE

To the front of the property is a good size private driveway, this provides a generous parking area. The rear garden is larger than average gardens and wraps around, providing a large patio area and gardens that are mostly laid to lawn.

GENERAL REMARKS

DIRECTIONS

From Shrewsbury town centre proceed out over the English Bridge and bear right onto the gyratory system, then bear left onto Old Potts Way up to the next roundabout, take the first exit onto Bage Way and follow this through to the next roundabout. Take the third exit onto Crommere Road, and then take the first right into Grinshill Drive. Follow the road round and the property will be seen on the left hand side.

SITUATION

The property occupies an enviable cul-de -ac location in this much sought after location of Monkmoor, which provides excellent access to the A5/M54 motorway network. There are a range of local amenities including Supermarkets, Shops, Schools, Churches, Restaurants and Public Houses, regular bus service and riverside strolls to the Town Centre.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.