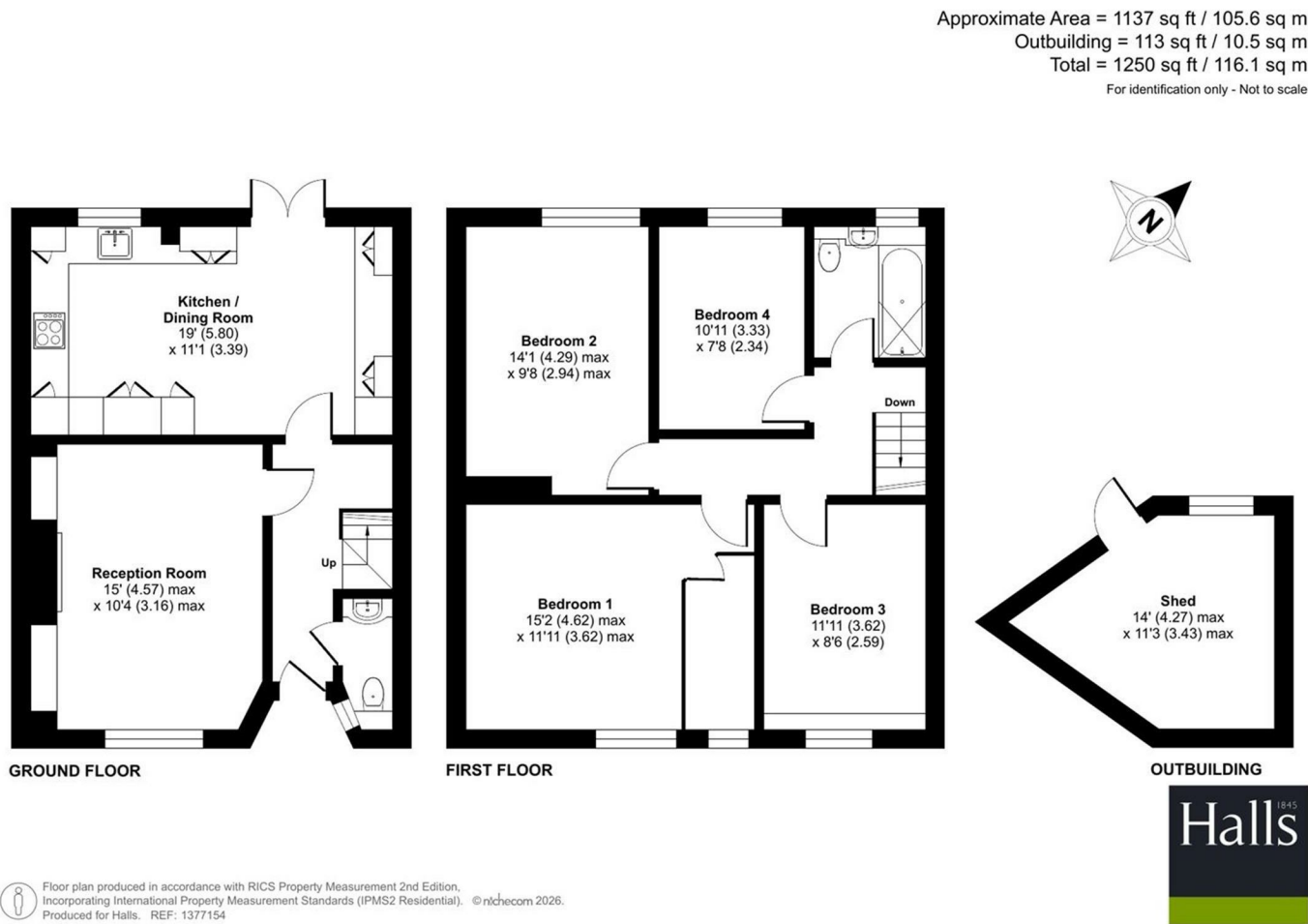


FOR SALE

5 First Avenue, Shrewsbury, SY1 4JA



FOR SALE

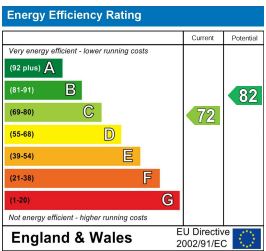
Offers in the region of £259,950

5 First Avenue, Shrewsbury, SY1 4JA

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 deceptively spacious and incredibly well presented mid terrace family home, offering flexible accommodation set with gardens, patio seating areas and driveway parking.



01743 236444

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



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01743 236444

Close to town amenities.


2 Reception Room/s


4 Bedroom/s


1 Bath/Shower Room/s


1 Bath/Shower Room/s



- Popular location
- Recently updated and beautifully presented
- EV charging point
- Landscaped gardens
- Private off street parking

DIRECTIONS
What3words - ///theme.indeed.chins

From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane onto Chester Street, proceed into the right hand lane and continue under the railway bridge and then left onto Castle Foregate. On arrival at the Heathgates roundabout take the second exit into Sundorne Road, then take thesecond left into Albert Road. Then take the first left into First Terrace and the property can be found on the right hand side.

SITUATION
The property is situated in a popular residential location on the north eastern side of Shrewsbury on the fringes of the town within easy access to modern sporting facilities, Health Clubs, schooling and on a frequent bus service to Shrewsbury town centre together with access to modern Supermarkets and Retail Parks. A short drive from beauty spots such as Haughmond Hill and The Wrekin.

DESCRIPTION
A deceptively spacious and exceptionally well-presented mid-terrace family home, ideally situated on the outskirts of the town centre in a highly sought-after location. Having been recently updated throughout, this superb property offers stylish, modern living with landscaped gardens and the added benefit of private off-street parking.

The accommodation comprises four well-proportioned bedrooms and a contemporary family bathroom. The generous principal bedroom benefits from a walk-in wardrobe, with plumbing already in place, offering excellent potential to create a luxurious en-suite shower room if desired.

The heart of the home is the stunning open-plan kitchen/dining room, finished to a high specification with porcelain worktops and an excellent range of wall and base units. Integrated appliances include a microwave, oven and wine fridge, with ample space for an American-style fridge freezer, making it perfect for both family life and entertaining.

The spacious sitting room is beautifully presented, featuring an attractive fireplace with inset electric fire and bespoke built-in bookcases to either side, creating a warm and inviting living space.

This impressive family home combines generous accommodation, high-quality finishes and excellent outdoor space, making it an ideal choice for growing families or those seeking a home that is ready to move straight into.

OUTSIDE
The landscaped rear garden has been thoughtfully designed for low-maintenance enjoyment, with a raised decked seating area, patio, pet-friendly artificial lawn, and a useful workshop. To the front, there is the rare advantage of private off-street parking.

GENERAL REMARKS

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.