





60 Berwick Road, Shrewsbury, SY1 2NF
£350,000

A rare opportunity to purchase this extended and deceptively spacious two bedroom semi detached house, with off street parking and landscaped garden. The property is located within most convenient and sought after residential location, close proximity to an array of excellent amenities and being well placed to schools, tranquil riverside walks and medieval town centre of Shrewsbury. Commuters will be pleased to know that the property is well situated to easy access to the local bypass. Early viewing comes highly recommended by the selling agent.





Floor Plan
(not to scale - for identification purposes only)



The accommodation briefly comprises of the following: reception hallway, bay fronted lounge, family room, sun room, extended kitchen dining room, utility and wc, first floor landing, two double bedrooms, bathroom with shower, attic space, front and rear garden, period features throughout, gas fired central heating and partly double glazing.

The accommodation in greater detail comprises:

Wooden entrance door with stain glass window, gives access to:

Reception Hall

With minton style flooring and radiator.

Living Room

Having walk-in bay with three UPvc double glazed sash windows to front, radiator, wooden decorative fire surround housing log burner set onto a brick hearth.

Family Room

Having wooden parquet flooring, radiator, log burner set onto hearth. Open access into Kitchen Diner and glazed door leading into the Sun Room.

Sun Room

Being of a Upvc construction with glazed windows and doors to garden.

Kitchen Dining Room**Kitchen**

Fitted with a range of wooden fronted units comprising single sink with mixer taps set into work surfaces and tiled upstands, extending to two wall sections. Single Neff oven with four ring gas hob. Wall mounted gas central heating boiler. Tiled flooring and radiator. Single window to rear. Open access into the Dining Room.

Dining Room

With a continuation of tiled flooring, radiator, vaulted ceiling with two skylight windows. Bi fold doors with windows above leading onto

connected. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 2300 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

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**Roger
Parry**
& Partners

