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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent



An attractive, extended, spacious and improved bay fronted four bedroom semi detached house, occupying a mature and generous size plot situated within this highly desirable residential location. The property is within easy reach of many local amenities, walking distance to the Shrewsbury town centre and well placed for easy access to the local bypass which links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, sitting room with wood burning stove, modern refitted kitchen/diner, laundry room, cloakroom, first floor landing having three bedrooms and stylish refitted family bathroom, second floor large bedroom, stone driveway, substantial rear enclosed gardens with good size studio/home office with adjoining WC , UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door and UPVC double glazed windows to side gives access to:

Reception hallway

Having telephone point, exposed wooden flooring, understairs storage cupboard, wall hung radiator, thermostat control unit, picture rail.

Wooden panel door from reception hallway gives access to:

Bay fronted lounge

16'0 max into bay x 11'4 into recess

Having walk-in bay with UPVC double glazed windows to front, wall hung radiator, coal effect gas fire set to a marble style hearth with decorative fire surround with display shelving to either side and two useful storage units , exposed sanded and sealed, original flooring, picture rail.

Square arch from lounge gives access to:

Sitting room

13'0 x 10'5

Having wood burning stove set to an exposed brick hearth with inset timber mantle above, picture rail, exposed wooden flooring, wall hung radiator.

Square arch from sitting room gives access to:

Refitted kitchen/diner

18'9 x 9'7

And comprises: A range of replaced eye level and base units with built-in cupboards and drawers, integrated Neff double oven, dishwasher, fitted worktops with five ring stainless steel gas hob with cooker canopy over, inset sink drainer unit with mixer tap over, fitted wooden breakfast bar, tiled floor, recessed spotlights and double glazed roof windows to ceiling, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, tiled floor.

Wooden panel door from reception hallway and from Kitchen/diner gives access to:

Laundry room

9'2 max x 7'11

Having fitted wooden style worktop, cupboard housing gas fired central heating boiler with shelved store cupboard to side, quarry tiled floor, UPVC double glazed windows to side, UPVC double door giving access to side of property.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, wash hand basin set to worktop with mixer tap over, attractive tiled floor, part tiled to walls, UPVC double glazed window to side, radiator.

From reception hallway stairs rise to :



Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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