



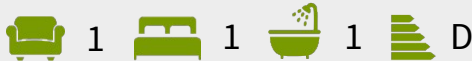
11 ADAMS RIDGE

| SHREWSBURY | SHROPSHIRE | SY3 7TZ



A well maintained and neatly proportioned terraced home, offering rooms of pleasing size and a occupying a pleasant position in this most popular residential location.

Offers in the region of £150,000



- Terraced house
- Lounge/diner and kitchen
- Bedroom
- Bathroom
- Front garden and parking space to the rear
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury Town Centre proceed over the English Bridge on to Abbey Foregate and proceed through the traffic lights to the column roundabout. At the roundabout take the fourth exit and proceed down the bank taking the first exit left. Proceed to the next roundabout taking the third exit onto Sutton Lane. Take the first right into Adams Ridge and the property will be found on the left hand side.

SITUATION

The property is positioned within an established residential area to the eastern side of the town. Local amenities are available including a post office and Sainsbury Local, whilst a bus service provides access to the town centre. Commuters will be pleased to note that there is easy access to the M54 through to Telford and M6 motorway network.

DESCRIPTION

11 Adams Ridge is a neatly proportioned terraced home offering spacious accommodation comprising a kitchen, lounge/diner, 1 bedroom and bathroom, gardens and parking. The property is entered through a panelled entrance door which leads into the living room, with wall mounted electric fire and staircase to first floor. The kitchen contains eye and base level cupboards and drawers, generous work top, stainless steel sink unit and drainer. Integral electric cooker with 4 ring hob. Built in storage cupboard with fitted shelving. To the first floor there is 1 bedroom and the bathroom. Outside there is gardens to the front and a parking space to the rear.

OUTSIDE

There is a designated parking space positioned to the rear of the property. The gardens are found to the front of the property and comprise of an area laid to lawn together with a useful bin store area.

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 £36 (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 and drainage are understood to be connected. Gas central heating boiler. None of these services have been tested.

COUNCIL TAX

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

VIEWING

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

☎ 01743 236444 ✉ shrewsbury@hallsgb.com

➡ www.hallsgb.com



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 are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.