

# 127 Gardeners Place Shrewsbury SY2 6FH



**3 Bedroom House - Semi-Detached  
£1,395 PCM**

## The features

- Immaculately Presented 3 Bedroom 3 Storey Town House
- Reception Hall and Cloakroom
- Kitchen/Dining Room with Appliances
- Two Further Bedrooms
- Enclosed Rear Garden and Shed
- Gas Central Heating
- Living Room with Double Doors Leading to Garden
- Principal Bedroom with En-suite & Walk in Wardrobe
- Driveway with Parking
- EPC Rating B



**An immaculately presented, 3 bedroom semi detached home occupying an enviable position on this popular development. With spacious accommodation over 3 floors including Living Room, attractively fitted Kitchen/Dining Room, Large Guest Bedroom and fabulous Principal Bedroom suite.**

## Property details

### RECEPTION HALL

With tiled flooring, cupboard offering storage space

### KITCHEN/DINING ROOM 18'2" x 9'4" (5.55 x 2.87)

Attractively fitted with contemporary high gloss fronted units incorporating one and half bowl sink unit with mixer taps set into base cupboard. Further range of cupboards and drawers with round edge work surfaces over and having integrated washer dryer, fridge freezer and dishwasher all with matching fascia panels. Inset 4 ring gas hob unit with extractor hood over and drawers beneath and built in double oven and grill with cupboards above and below, fitted plinth lighting. Matching range of eye level wall units, ample space for dining table, tiled flooring throughout, radiator, window to the front.

### CLOAKROOM

with suite comprising low flush WC and wash hand basin. Window to the side, radiator.

### LIVING ROOM 12'10" x 12'4" (3.93 x 3.77)

A well proportioned room, naturally well lit from double opening French doors with glazed side screens opening onto the rear garden. Media point, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which leads to;

### BEDROOM 2 12'10" x 12'5" (3.93 x 3.79)

An excellent double room, fabulous fitted mirror fronted wardrobes offering hanging and shelving space. Window to rear aspect, media point, radiator.

### BATHROOM

With 3 piece white suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC suite. Complimentary tiled surrounds, heated towel rail.

### BEDROOM 3 11'1" x 6'2" (3.39 x 1.90)

with window to front aspect, cupboard offering storage space, radiator.

### STAIRS LEADING TO PRINCIPAL BEDROOM

### PRINCIPAL BEDROOM 16'2" x 12'11" (4.93 x 3.94)

A fabulous principal bedroom suite with windows to the front and side and feature high ceiling, media point, fitted wall lights.

### WALK IN WARDROBE

Velux roof light, radiator.

### EN SUITE

Well appointed with large fully tiled shower cubicle with electric shower, wash hand basin and WC suite. Complimentary tiled surrounds, towel rail, velux window to the rear.

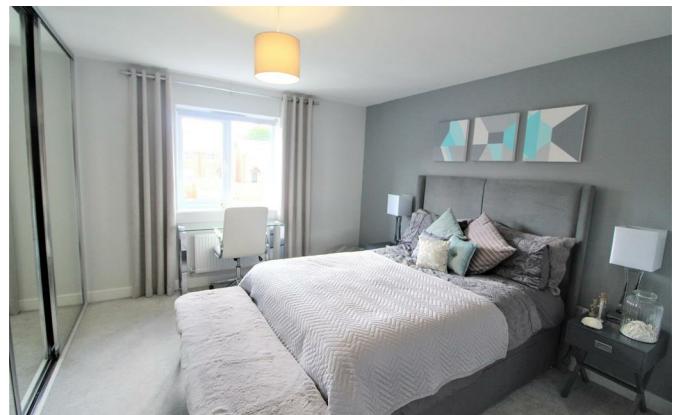
### OUTSIDE

The property is approached over a driveway with parking for two cars and to the front of the property a shrub border. Gate gives access to the Rear Garden which is laid to lawn with well kept borders and fabulous decking area. Excellent garden storage shed.

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## Get in touch

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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