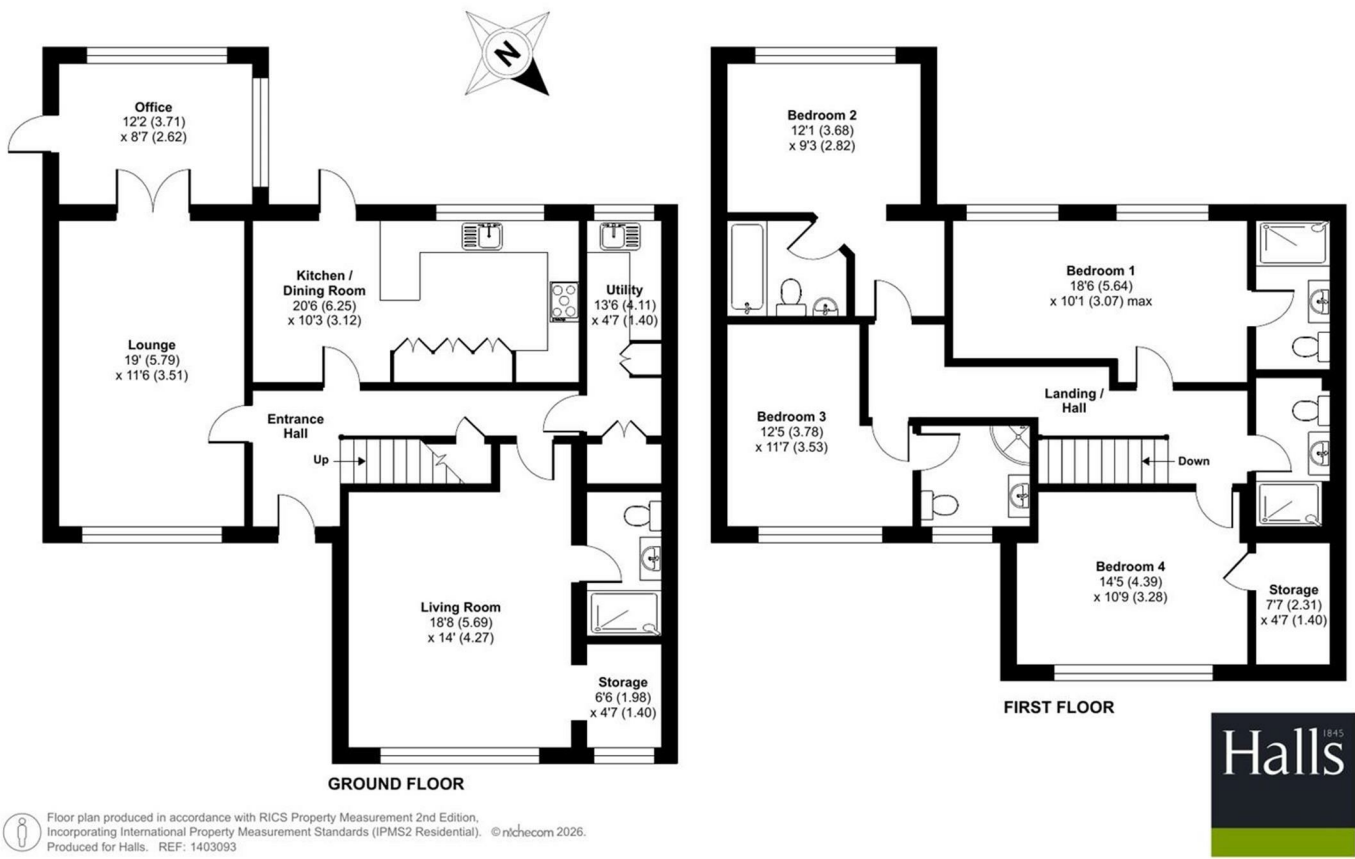


FOR SALE

126 London Road, Shrewsbury, Shropshire, SY2 6PS



Approximate Area = 2132 sq ft / 198 sq m  
For identification only - Not to scale



FOR SALE

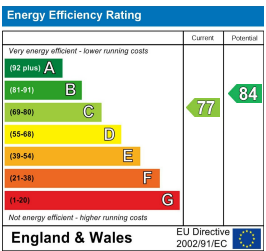
Offers in the region of £635,000

126 London Road, Shrewsbury, Shropshire, SY2 6PS

**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 superb modern family home that has been extended and updated, offering spacious accommodation situated in an incredibly popular location.



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.

  
3 Reception  
Room/s

  
4 Bedroom/s

  
5 Bath/Shower  
Room/s





- Recently updated and extended family home finished to the highest of standards
- Open plan kitchen/dining room
- Well proportioned sitting room with further reception room/office beyond
- Further large sitting room with en suite/5th bedroom/Annex
- Private driveway and landscaped rear gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge, continue on through Abbey Foregate and up to the Column Roundabout. Take the second exit along London Road and the property can be found opposite Shrewsbury College on the right hand side.

SITUATION

London Road is one of the more sought-after areas in the town, whilst providing ready access to Shrewsbury town centre with its excellent selection of shops. Furthermore there are a number of state and private schools including Prestfelde Preparatory School, Shrewsbury School, Shrewsbury College of Arts and Technology and Shrewsbury XI Form College. Commuters have easy access to the A5, which links through to the M54 motorway and on to Telford. It should be noted there is a rail service in the town centre.

DESCRIPTION

126 London Road is a superior, exceptionally well presented and extended detached residence, occupying an enviable position in this highly desirable and convenient residential location.

On entering the property there is a central hall linking the ground floor accommodation and has an oak staircase leading to the first floor. There are two large sitting rooms, one has French doors leading to a study to the rear of the house. This room also has access to the side of the property. The other reception room is the highlight of the downstairs being an incredibly well proportioned room with study area and having the benefit of an en-suite shower giving the flexibility for this to be a annex for a dependent relative or older child.

The modern contemporary style kitchen has a built in fridge/freezer, dishwasher, induction hob with extractor above. There is a good space for a dining area and there is access to the rear patio and gardens beyond. To complete the ground floor accommodation there is a very useful utility room with space for a washing and tumble dryer and also a freestanding fridge/freezer.

To the first floor there is the principal bedroom, which has an en-suite bathroom and dressing area, three further bedrooms (2 of which have en-suite shower rooms) and a family shower room. There are automatic sensor lights to the en-suites and hallway landing area.

OUTSIDE

There is a large tarmacked front driveway offering ample parking.

To the rear is a south westerly facing landscaped garden which offers a large Indian sandstone patio perfect for al fresco entertaining and a good size lawn.

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, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

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

VIEWINGS

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