



Helping *you* move



11 Ambleside, Shrewsbury, SY1 4ET

This well-presented Three Bedroom, Mid-Terraced Family Home, is located in a convenient location and offers comfortable and practical accommodation - ideal for first-time buyers, young families, or investors. The property benefits from Off Road Parking and the Rear Garden is laid to lawn.

**Offers in the Region of
£195,000**

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Overview

- A Modern, Mid Terraced Family Home
- Three Bedrooms
- Convenient and Popular Location
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Well Presented Throughout
- Ideal First Time Purchase or Investment Opportunity
- Family Bathroom
- Enclosed Lawned Rear Garden
- Off Road Parking to the Front
- Council Tax Band B
- EPC Rating – C



BRIEF DESCRIPTION

Situated in a convenient and popular location, this well-presented Mid-Terraced Family Home offers comfortable and practical accommodation ideal for first-time buyers, young families, or investors. The accommodation comprises: An Entrance Hall, Fitted Kitchen, and a spacious Lounge/Dining room with ample space for both relaxation and entertaining. To the first floor are Three Bedrooms and a Family Bathroom. Externally, the property benefits from Off-Road Parking to the front, while the enclosed Rear Garden is predominantly laid to lawn, providing an excellent space for children, pets, or outdoor entertaining.

LOCATION

The property is situated in this popular and convenient location, close to excellent amenities including local shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass with M54 link to the West Midlands



Your **Local** Property Experts
01952 820 239

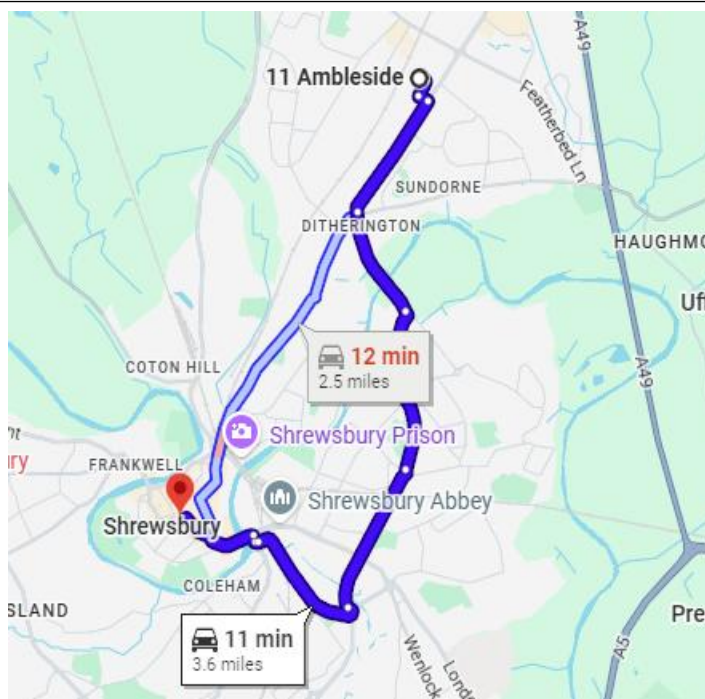


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Newport High Street proceed along Wellington Road out of the town. Turn left into Brookside Avenue and then left into Springfield Avenue where the property is marked by our For Sale board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 74.2 sq. metres (798.3 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

11 Ambleside, Shrewsbury



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.