

Roger Parry & Partners

20 London Road, Shrewsbury, SY2 6NU



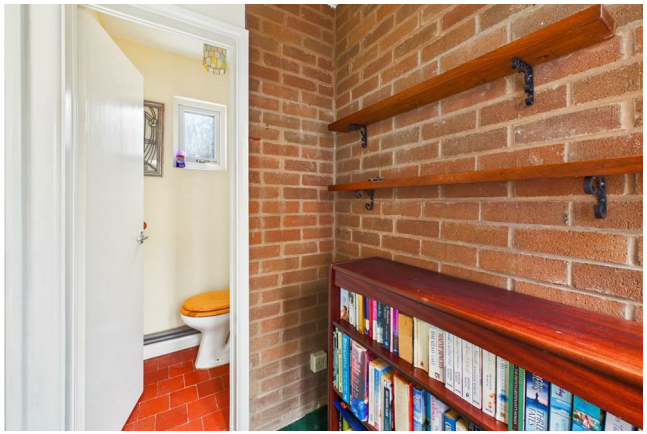


20 London Road, Shrewsbury, SY2 6NU
Offers In The Region Of £375,000

Having been lovingly owned and maintained for many years, this attractive three-bedroom detached home presents a rare opportunity to acquire a property full of warmth and potential. Occupying a highly convenient position on the ever-popular London Road, the property offers well-proportioned accommodation ideally suited to families, together with garden, driveway parking, garage and easy access to Shrewsbury town centre, highly regarded schools, local amenities and excellent transport links. A wonderful home ready for its next chapter, offering buyers the opportunity to personalise and create their ideal family residence. Offered for sale with no upward chain.













The property is situated on London Road, a sought after residential location to the south-east of Shrewsbury town centre. The area provides convenient access to a range of local amenities, including shops, schools, supermarkets and everyday facilities, while Shrewsbury town centre is within easy reach. Excellent road links provide access to the A5 and wider road network, making this an appealing location for commuters and families alike. The historic town of Shrewsbury offers a wide selection of independent shops, cafés, restaurants, leisure facilities and cultural attractions, together with excellent transport links by road and rail.

Entrance Porch
Entrance door opening into a welcoming porch, with a further door leading into the reception hall.

Cloakroom
Fitted with a low flush WC and wash hand basin.

Reception Hall
A spacious and welcoming reception hall with staircase rising to the first-floor accommodation and doors providing access to the principal ground floor rooms.

Kitchen
Fitted with a range of matching wall and base units incorporating an inset sink with drainer, complemented by generous work surfaces and space for a range of appliances. Window overlooking the front garden and door providing external access. Deep storage cupboard.

Lounge
A generously proportioned reception room featuring a focal point fireplace and sliding doors open into the conservatory.

Conservatory
A delightful addition to the property, enjoying pleasant views over the rear garden with French doors providing direct access outside, creating an ideal space for relaxing or entertaining.

From the reception hall staircase leads to first floor landing with window to side and access to loft space.

Bedroom One
A spacious double bedroom with fitted wardrobes and a window overlooking the front elevation.

Bedroom Two
A well-proportioned double bedroom with a window enjoying views over the rear garden and St Giles Church. Fitted wardrobe.

Bedroom Three
A versatile third bedroom, ideal as a child’s room, guest bedroom or home office, with a windows to the front & rear elevation.

Bathroom
Appointed with a suite comprising a panelled bath with shower over, wash hand basin and low flush WC, complemented by part-tiled walls.

Outside
To the front, the property benefits from a driveway providing off-road parking together leading to GARAGE and having with an attractive front garden. The enclosed rear garden is mainly laid to lawn with established borders, offering an excellent degree of privacy and a wonderful space for outdoor dining and family enjoyment.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 12 Mbps & Superfast 10000 Mbps. Mobile Service: Good outdoor / indoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council
Council Tax Band: D
EPC Rating: D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould 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 photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. 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.