



Shrewsbury Road, Bircotes Doncaster DN11 8DE

welcome to

Shrewsbury Road, Bircotes Doncaster

A FAMILY HOME IN THE MAKING..... Only by an internal inspection can the space and potential of this home truly be appreciated. Spacious living accommodation mirrored by four double bedrooms to the first floor. A great size garden, off road parking & storage garage. Viewing by appointment only.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall, accessed via a side facing entrance porch. Having a central heating radiator and housing the stairs to the first floor landing.

Dining Room

A good size dining room with a front facing double glazed window, central heating radiator and central heating radiator.

Lounge

Second reception room with a front facing double glazed window, coving and ceiling rose, central heating radiator.

Kitchen/Breakfast Room

Generous kitchen fitted with a good range of wall, base and display units with worktop over, inset stainless steel sink with drainer and tiled splashbacks. Benefitting from an integrated oven and hob and having plenty of space for a washing machine and tumble dryer. Two rear facing double glazed windows, rear entrance and central heating radiator.

First Floor Accommodation

Landing

Providing access to all bedrooms and the family bathroom. Rear facing double glazed window with obscure glass and having loft access.

Bedroom One

Double bedroom with a front facing double glazed window, fitted wardrobes to the length of one wall and a central heating radiator.

Bedroom Two

Double bedroom with a rear facing double glazed window, cupboard housing the boiler, picture rail and central heating radiator.

Bedroom Three

Double bedroom with a front facing double glazed window, fitted wardrobes and central heating radiator.

Bathroom

Fitted with a four piece white suite comprising bath, shower cubicle, vanity wash hand basin and wc. Rear facing double glazed window with obscure glass, tiling to the walls and a heated towel rail.

Bedroom Four

Double bedroom with a side facing double glazed window, coving to the ceiling and a central heating radiator.

Exterior

Set back from the road behind a walled front garden, pebbled with an array of plants and shrubs. Double wrought iron gates lead to the driveway providing off road parking.

To the rear is an enclosed garden of a good size, mainly laid to lawn with established shrubbery and a paved seating area.

Storage Garage

Storage garage with up and over front door.

Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Shrewsbury Road, Bircotes Doncaster

- Larger Style End-Terraced House
- Four Double Bedrooms and Two Reception Rooms
- No Onward Chain
- Potential to Improve
- Great Size Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108420 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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