

11 AMBLESIDE

SHREWSBURY | SHROPSHIRE | SY1 4ET

Halls 1845



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Close to town amenities.

AN ATTRACTIVELY PRESENTED AND WELL PROPORTIONED TERRACED HOUSE, BENEFITTING FROM TWO ALLOCATED PARKING SPACES, EASILY MAINTAINED GARDENS IN A MOST CONVENIENT LOCATION.

Popular and convenient location
Generous living space
Gas fired central heating
Allocated parking for 2 cars
Easily maintained gardens

Halls 1845

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
T: 01743 236444
E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed along St Michael's Street, continuing onto Ditherington Road. At the Heathgates roundabout, take the first exit onto Whitchurch Road. Continue for a short distance before turning left at the traffic lights, adjacent to Wickes, onto Kendal Road. Follow the road around to the right, remaining on Kendal Road, before turning left into Ambleside, where the property will be found on the left-hand side.

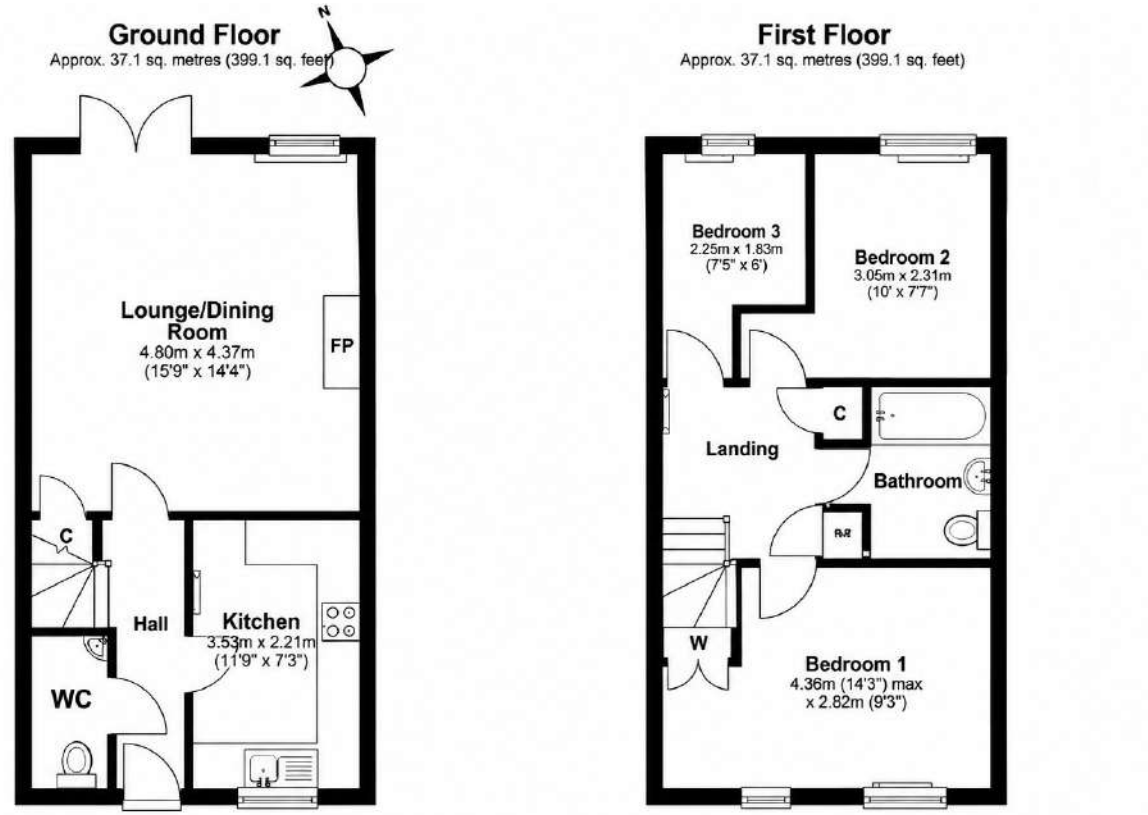
SITUATION

The property is situated in a most convenient locality towards the north east outskirts of Shrewsbury. There are a selection of amenities nearby including shops, retail outlets including Morrisons and Tesco supermarkets. Shrewsbury town centre offers an excellent range of social and leisure amenities together with a rail service. Commuters will be pleased to note there is access provided to the A49 bypass which links to the A5 and M54 motorway.

PROPERTY

An attractively presented and well-proportioned modern three-bedroom terraced house, offering spacious and practical accommodation, two allocated parking spaces and an easily maintained rear garden, all conveniently situated within easy reach of Shrewsbury town centre and its excellent range of amenities.

The property represents an excellent opportunity for first-time buyers and investors alike, offering a comfortable and versatile layout ideally suited to modern-day living.



The ground floor accommodation is approached through a welcoming reception hall, which provides access to a fitted kitchen featuring a range of units and useful worktop space. A particular feature of the property is the spacious living/dining room, providing ample space for both relaxation and entertaining, with French doors opening directly onto the rear garden, allowing natural light to flood the room. Completing the ground floor accommodation is a useful guest WC.

To the first floor, there are three bedrooms, offering flexibility for a variety of needs, including home working, together with a family bathroom fitted with a white suite.













OUTSIDE

Outside, the property benefits from the convenience of two allocated parking spaces positioned to the front. To the rear is an attractive and easily maintained garden, incorporating a flagged patio seating area, ideal for outdoor dining and relaxation, with adjoining lawns.

The property is conveniently positioned for access to a range of local amenities and the many facilities of Shrewsbury town centre, making it an appealing choice for those seeking a modern home in a convenient residential location.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. 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.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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