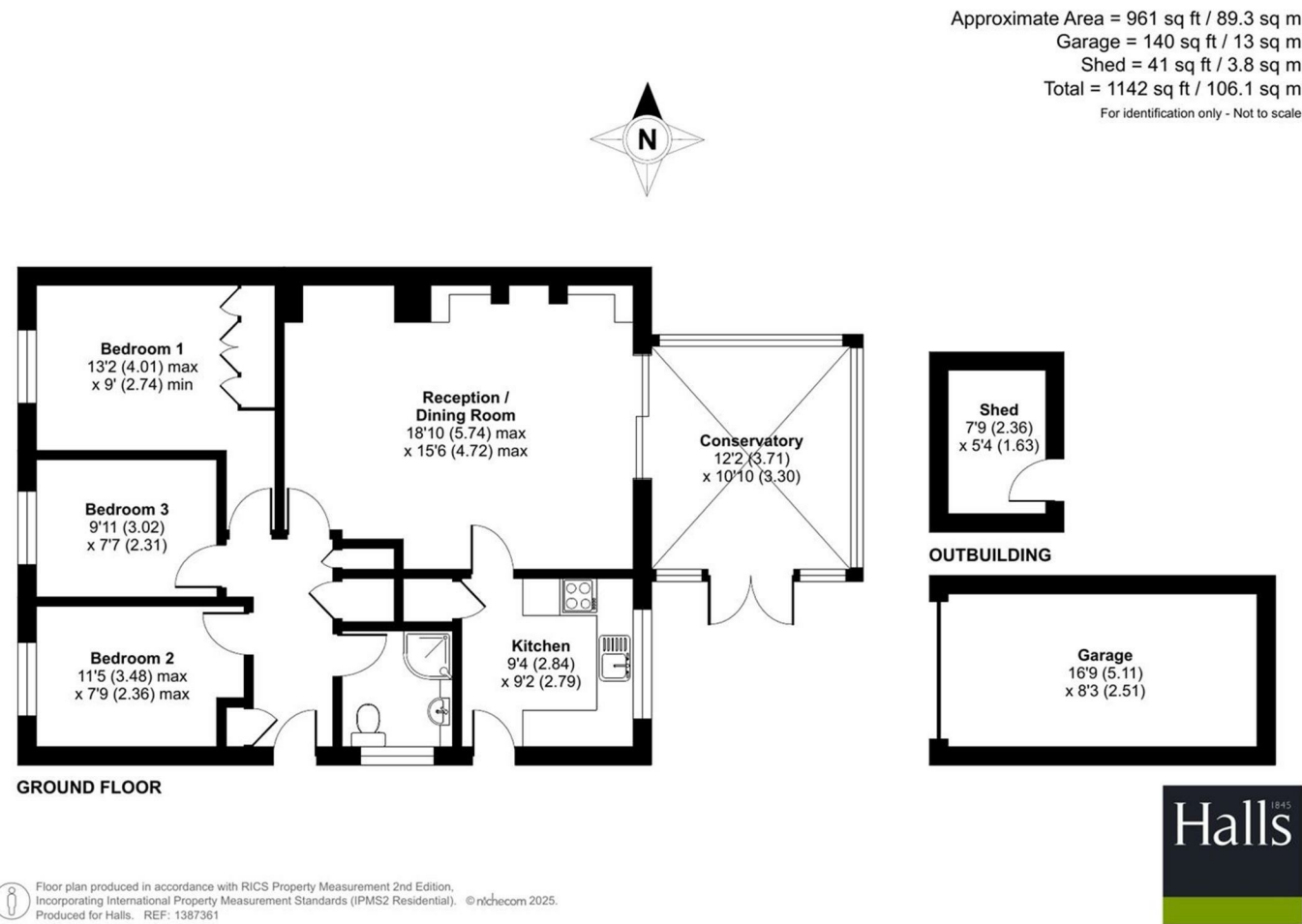


FOR SALE

56 White Hart, Shrewsbury, SY3 7TE



FOR SALE

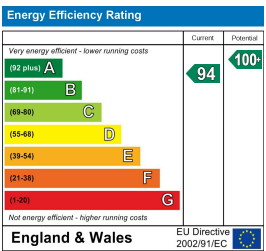
Offers in the region of £350,000

56 White Hart, Shrewsbury, SY3 7TE

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 detached bungalow that has been updated and is well presented throughout offering spacious flowing accommodation, set with driveway parking and garage in this desirable residential area.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01743 236444

Close to town amenities.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Kitchen leading though to the wonderfully well-proportioned sitting/dining room
- Garden room/conservatory
- 3 bedrooms
- Private driveway and garage
- Well maintained gardens
- Access to the Reabrook

DIRECTIONS

From Shrewsbury town centre head down the Wyle Cop and across the English Bridge and proceed along Abbey Foregate. On arrival at the Shire Hall roundabout take the 4th exit down Haycock Way and then immediately left at the next roundabout. Continue along turning left onto Whitecroft Road, proceed past the shops and into White Hart Street and the bungalow will be found on the left hand side identified by a Halls for sale board.

SITUATION

The property is most conveniently and attractively situated on the outskirts of the Reabrook Valley local nature reserve, being within walking distance of the useful range of shops and amenities which includes schools and a bus service. To the rear of the bungalow is farmland, which in turn links around to a conservation area providing excellent walks. Shrewsbury town centre is easily accessible and Meole Brace retail park offers a varied range of shops including Sainsburys supermarket. The town centre itself has a good range of social and leisure facilities and commuters will be pleased to note that there are excellent road links to the A5 and M54 motorway, whilst there is also a rail service available in the town.

DESCRIPTION

56 White Hart is an immaculately presented and deceptively spacious bungalow attractively positioned within an established and popular residential development. The property boasts a large sitting/dining room which in turn leads through to the conservatory offering a delightful outlook over the gardens and trees, there are double doors to the rear patio. The kitchen is fitted with a modern range of units and integral appliances and also has the benefit of a pleasant outlook over the rear patio. There are three bedrooms which are served by the re-fitted shower room which has a contemporary white suite.

This is an excellent opportunity to acquire a well-located sizable bungalow offering space, flexibility in a desirable position on a great plot.

Outside, there is private driveway parking which leads to the garage. The gardens wrap-around the bungalow, comprise of section of lawn, a number paved patios which provides an excellent outdoor entertaining space and room for potted plants. There is access to the Reabrook.

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 £30 (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.

AGENTS NOTE

Prospective purchasers should be aware that probate has been applied for but has not yet been granted.

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 'C' on the Shropshire Council Register.

VIEWINGS

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