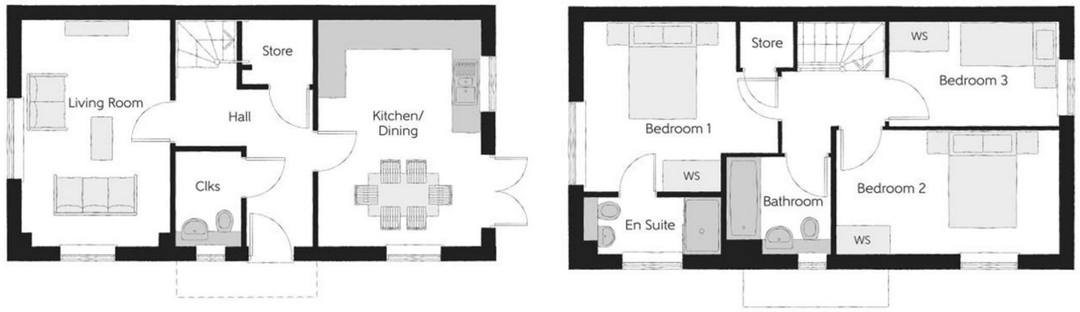
FOR SALE

Plot 16 - The Blemmere Darwin's Edge, Hereford Road, Shrewsbury, Shropshire, SY3 9NB



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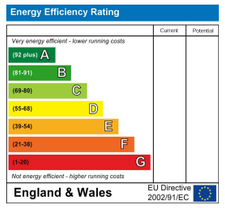
Energy Performance Rating



Halls 1845

01743 236444

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

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FOR SALE

Price Guide £352,500

Plot 16 - The Blemmere Darwin's Edge, Hereford Road, Shrewsbury, Shropshire, SY3 9NB

A most attractive and beautifully appointed detached house, offering a well proportioned and spacious living environment, set with garage and gardens on this highly sought after residential development.

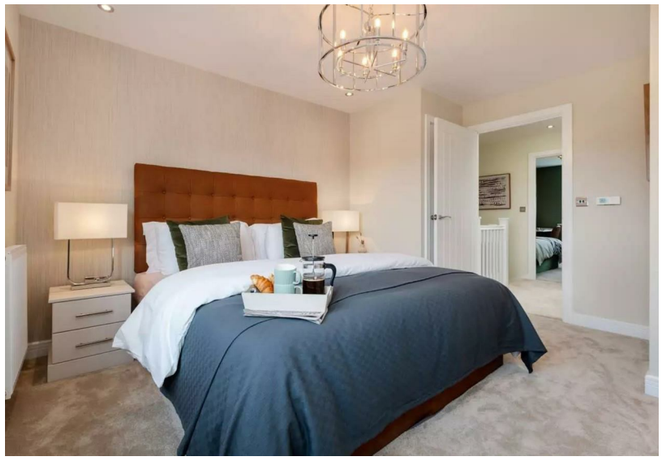
FOR SALE

MILEAGES: Close to town amenities

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s



- 1010 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway and garage
- Lawned gardens

DIRECTIONS
From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for the Coleham. Continue onto Belle Vue Road which links onto Hereford Road and head over the railway bridge until reaching the traffic lights by the Esso petrol station. Proceed straight ahead, over the next roundabout, passing Sainsburys on the left hand side and at the next set of traffic lights, take the left turn into the Darwin's Edge Development.

SITUATION
Darwin's Edge is a delightful development of two, three and four bedroom homes, positioned to the south westerly side of the popular market town of Shrewsbury. The development sits in a sought after residential area, having a number of amenities close by, including the Meole Brace Retail Park and golf club, with the town centre easily accessible and offering an extensive and fashionable range of both social and leisure facilities, together with a rail service. There are a number of excellent schools within close proximity and commuters will find the development is well placed with access to a number of routes, including the A5 ring road, which links through to the M54 motorway to Telford, and thereon to the West Midlands conurbations.

DESCRIPTION
Plot 53 is an attractively designed and generously proportioned detached house, which will no doubt create excellent market appeal. The ground floor offers a central hallway, with access off to a well proportioned living room and generously proportioned kitchen diner, which has double doors out to the gardens. Also to the ground floor is a useful guest WC. To the first floor, there are three bedrooms, the principal of which has an en-suite shower room, whilst the remaining two are served by the bathroom. Outside, there is driveway parking and a detached garage. The gardens are predominantly located to the rear and provide a flagged patio seating area with good sized flowing lawns. The garden shots are of Plot 147 The Baswich and for illustrative purposes only.

ACCOMMODATION
Covered entrance with panelled entrance door leading into:-

ENTRANCE HALL
With staircase rising to first floor, built in understairs storage cupboard, access door to integral garage.

GUEST WC
Providing a white Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

LIVING ROOM

OPEN PLAN KITCHEN/DINING

KITCHEN
Providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap over. Integral Zanussi electric oven and grill with Zanussi microwave combination oven over. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Space and plumbing for washing machine, ceiling downlighters

LIVING/DINING AREA
Twin glazed french doors with side panels leading out onto the gardens.

FIRST FLOOR LANDING
With access to loft space, two built in cloaks cupboards.

BEDROOM ONE

EN-SUITE SHOWER ROOM
Providing a Roche white suite, comprising low level WC with hidden cistern, pedestal wash hand basin with Bristan mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters, radiator and extractor fan.

BEDROOM TWO

BEDROOM THREE

BATHROOM
With tiled floor, providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, shaving connection point, ceiling downlighters, part tiled walls, extractor fan and wall mounted heated towel rail.

OUTSIDE
The property is approached over a brick paved driveway, providing parking for circa two vehicles and giving vehicular access to the integral garage and pedestrian access to the front and side of the property.

GARAGE
With metal up and over entrance door, power and light points, wall mounted gas fired central heating boiler.

THE GARDENS
To the front, the gardens offer neatly maintained lawns, together with barked herbaceous shrubbery beds and borders with a flagged path with gated entrance leads down the side of the property to the rear. The rear gardens offer patio seating areas with flowing lawns. External cold water tap.

GENERAL REMARKS

AGENTS NOTE
Prospective purchasers should note:
1) The property benefits from a number of solar panels.
2) Each property has the advantage of an electric car charging point.

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 and drainage are understood to be connected. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com