



18 Regents Drive, Severn Meadows, Shrewsbury,  
Shropshire, SY1 2TN

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**Offers In The Region Of £269,000**

Viewing: strictly by appointment  
through the agent

Occupying a pleasing cul-de-sac position, this improved, well-proportioned and particularly spacious three-bedroom semi-detached house is situated within this convenient and popular residential location. The property is ideally placed for tranquil riverside walks, good local amenities, the well-regarded Martin Wilson Primary School and Mount Pleasant Primary School, together with the historic medieval town centre of Shrewsbury.

Offering generous and versatile accommodation, this appealing home is likely to attract a wide range of buyers. Early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, attractive refitted kitchen. modern ground floor shower room first floor landing, three bedrooms, family shower room, front and southerly facing rear enclosed gardens, generous size brick paved driveway, UPVC double glazing, gas fired central heating. Early viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

#### Entrance hallway

Having coving to ceiling, recessed spotlight.

Wooden framed glazed door from entrance hallway gives access to:

#### Dining room

11'10 x 9'7 max into recess

Having understairs storage cupboard, radiator, coving to ceiling, UPVC double glazed window to front.

Door from dining room gives access to:

#### Lounge

18'3 x 9'10

Having UPVC double glazed window to front and rear of property, electric fire set to a marble style hearth with decorative fire surround, coving to ceiling, radiator.

Arch from dining room part glazed sliding door gives access to:

#### Refitted L shaped Kitchen

13'9 x 9'7 max

And comprises: a range of modern eye level and base units with built-in cupboards and drawers, stand alone oven, four ring electric hob, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled splash surrounds, vinyl tiled effect floor covering, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, radiator.

Door from kitchen gives access to:

#### Modern shower room

Having shower cubicle with wall mounted mixer shower, wall hung wash hand basin, low flush WC, vinyl tiled effect floor covering, extractor fan and recessed spotlights to ceiling.

From dining room stairs gives access to:

#### First floor landing

Having loft access.

Doors then give access to: Three bedrooms and re-fitted shower room.

#### Bedroom one

11'7 x 9'8

Having UPVC double glazed window to front, radiator, coving to ceiling.

#### Bedroom two

13'2 max into recess x 8'4

Having UPVC double glazed window to rear, radiator, coving to ceiling.

#### Bedroom Three

6'9 x 5'4

Having UPVC double glazed window to front, radiator. over-stairs shelved cupboard.

#### Re-fitted shower room

Having tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, linen store cupboard housing BAXI gas fired central heating boiler, part tiled to walls, mirror fronted bathroom cabinet, UPVC double glazed window to rear, heated chrome style towel rail.

#### Outside

To the front there is a landscaped low maintenance section with pave areas, paved pathway gives access to front door. To the side of this there is a good size brick paved driveway providing ample off street parking. Access is then given to the landscaped:

#### Rear gardens

Having lawned gardens, deep borders with inset shrubs, plants and bushes, stoned and barked sections, outside cold tap, timber garden shed. outside lighting point and timber fencing to three sides'

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND B

#### Tenure

We are advised that the property is FREEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## FLOORPLANS

