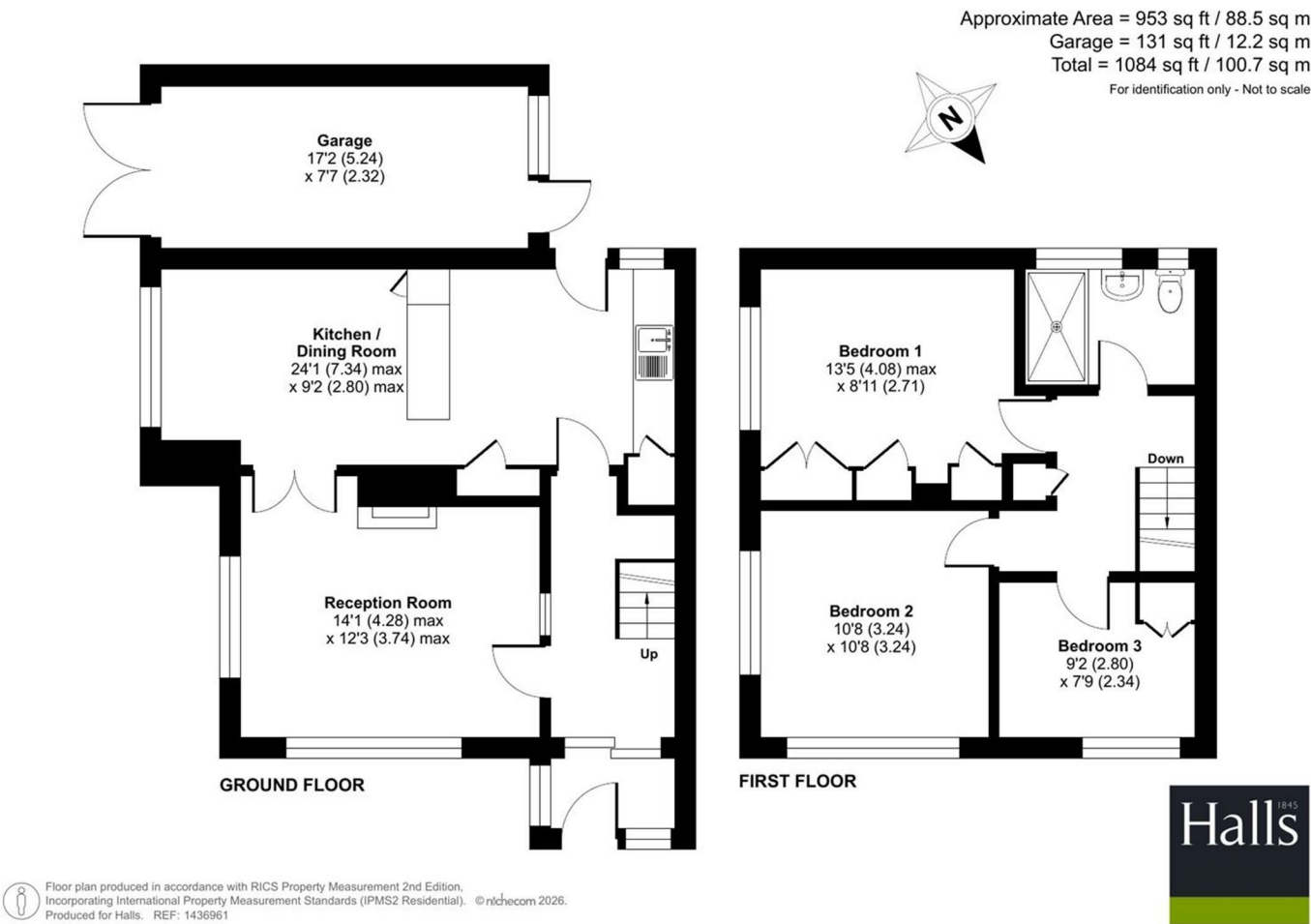


FOR SALE

25 Langholm Drive, Shrewsbury, SY2 5UN



FOR SALE

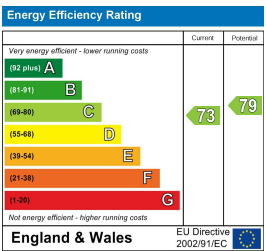
Offers in the region of £250,000

25 Langholm Drive, Shrewsbury, SY2 5UN

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 well maintained and spacious semi-detached family home, set on a most appealing corner plot with garage and driveway parking in this popular location.



01743 236444

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



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Close to town amenities.


1 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s





- Huge scope for renovation and potential extension (STPP)
- Envable cul de sac location
- Open plan kitchen/dining room
- Front and rear gardens
- Private driveway parking and garage
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed down Wyle Cop, over the English Bridge and continue along Abbey Foregate. At the traffic lights, take the left turn onto Monkmoor Road and proceed to the end. At the roundabout, proceed straight across, taking the right turn onto Conway Drive. Proceed along Conway Drive, bearing to the left and the turning to Langholm Drive will be found on the left hand side. Proceed into Langholm Drive and no. 25 will be found after a short distance.

SITUATION

The property is conveniently situated in an established popular residential locality having the benefit of a number of shops positioned on the fringe of the development. Shrewsbury town centre is only a short drive away and offers a more comprehensive range of amenities with its excellent shopping centre, leisure and social facilities together with a rail service. Commuters will also find that easy access is gained to a number of commuter routes, predominantly linking through to the M54 motorway and on to Telford.

DESCRIPTION

Situated on a generous corner plot within a quiet cul-de-sac, 25 Langholm Drive is a much-loved and exceptionally well-maintained three-bedroom semi-detached home, offering well-planned and proportioned accommodation throughout.

The property briefly comprises an entrance porch leading into a welcoming hallway, a comfortable sitting room, and an open-plan kitchen/dining room, ideal for modern family living.

To the first floor are three well-sized bedrooms and a contemporary shower room.

OUTSIDE

Externally, the property benefits from both front and rear gardens, providing ample outdoor space. A private driveway offers off-road parking, along with a garage that presents excellent potential for conversion (subject to the necessary consents), allowing for further expansion of the living space.

Additional features include UPVC double glazing and gas-fired central heating throughout.

This property offers fantastic scope for full renovation and possible extension (subject to planning permission), making it an ideal opportunity for buyers looking to personalise and add value.

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.

FIXTURES AND FITTINGS

Only those items described in these sale 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.