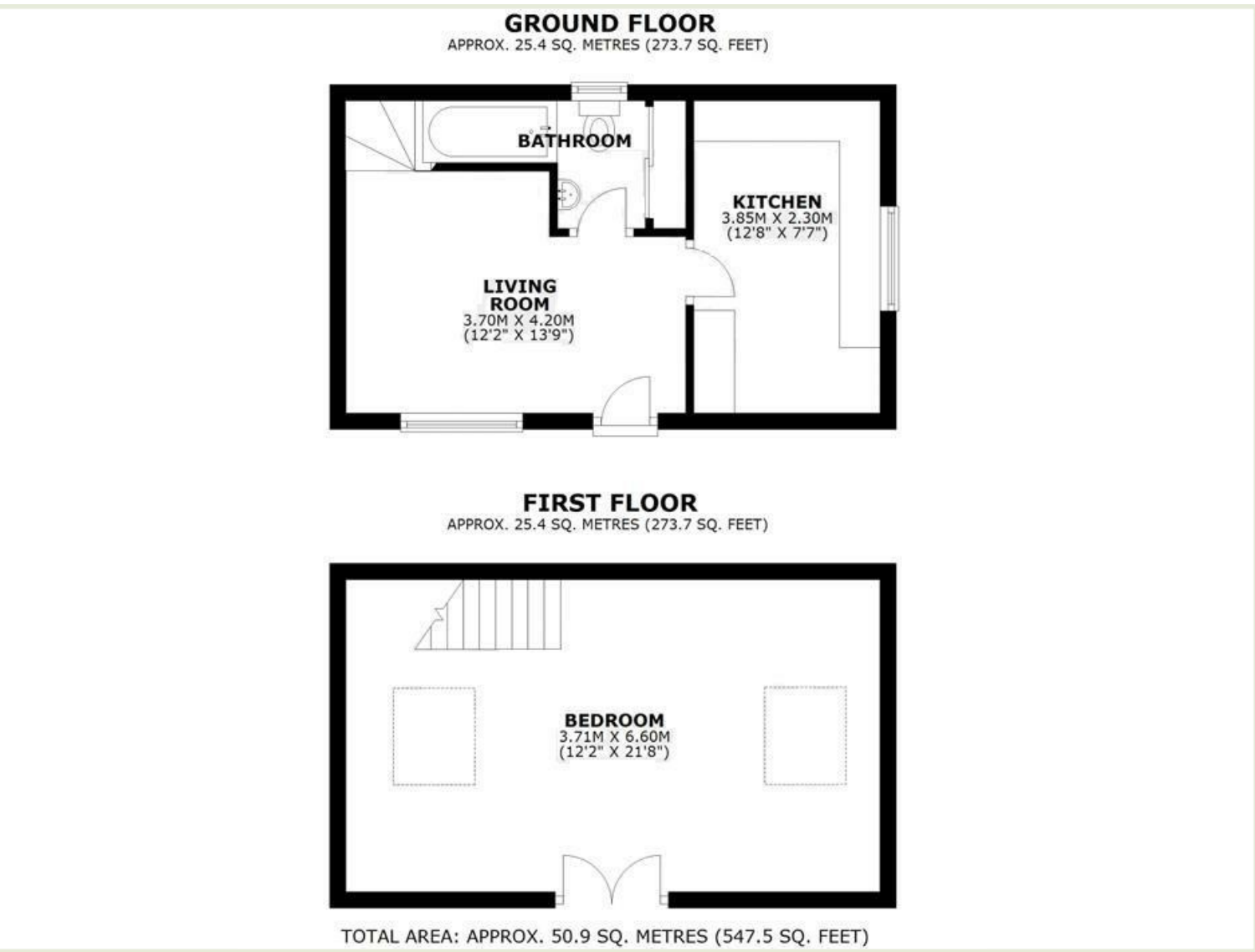
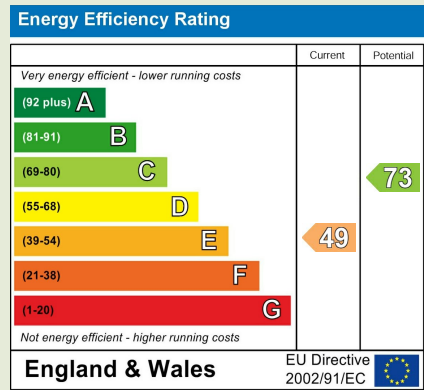




Halls

48 HAWTHORN ROAD SHREWSBURY | SHROPSHIRE | SY3 7NB

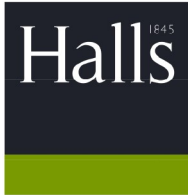


Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



SHREWSBURY SALES

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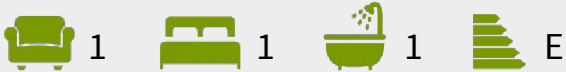


A charming detached character property with excellent potential in a highly sought-after location.

Offers in the region of £175,000

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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- An unusual and appealing detached one-bedroom character property
- Situated in the highly sought-after Belle Vue area
- Well-proportioned accommodation arranged over two floors
- Good-sized living room with turning staircase to the first floor
- Particularly generous first-floor bedroom
- NO ONWARD CHAIN

DIRECTIONS

What3words: ///costs.facing.brings

SITUATION

Belle Vue is one of Shrewsbury's most popular residential areas, renowned for its attractive character properties and convenient position close to the town centre. The property is situated within easy walking distance of the sought-after Coleham area, with its excellent range of independent shops, cafés, restaurants and everyday amenities, whilst Shrewsbury town centre is approximately a 15-minute walk away.

This is a quiet and appealing location, yet one that provides excellent access to the wider amenities of the town, making the property equally suited to an owner occupier, first-time buyer, pied-à-terre or investment purchaser.



DESCRIPTION

This is an unusual and particularly appealing opportunity to acquire a detached one-bedroom property of character, occupying a highly sought-after position within the popular Belle Vue area of Shrewsbury.

The property offers well-proportioned accommodation arranged over two floors and, whilst now requiring a programme of updating and modernisation, provides an excellent opportunity for a purchaser to create a charming and individual residential home.

The accommodation briefly comprises a good-sized living room with turning staircase rising to the first floor, a separate kitchen with fitted units and windows to two elevations, together with a ground floor bathroom. To the first floor is a particularly generous bedroom, measuring approximately 21'8" in length, with Velux windows and a Juliette balcony providing an attractive outlook to the front.

The kitchen and bathroom are now dated and would benefit from modernisation, although this offers considerable scope for a purchaser to remodel and personalise the property to their own taste and requirements.

The property has most recently been used commercially as a treatment room but could readily provide residential accommodation, subject to the necessary consents, for an owner occupier or alternatively represents an interesting investment opportunity, including the potential for use as a holiday let.

The detached nature of the property, its character, generous bedroom and highly desirable location make this a particularly interesting proposition. The property further benefits from double glazing, gas-fired central heating and is being sold with no upward chain.



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 £36 (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 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.

VIEWINGS

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

