

7 HENLOW RISE

SHREWSBURY | SHROPSHIRE | SY3 6BJ

Halls 1845



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Close to amenities.

A MOST DESIRABLE AND PARTICULARLY SPACIOUS DETACHED HOUSE, SET WITH TANDEM GARAGE AND LARGE GARDENS IN THIS SOUGHT AFTER LOCATION.

Appealing detached house
Generously proportioned rooms
Large rear gardens
Driveway and garage
Walking distance of amenities

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
T: 01743 236444
E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed to the Porthill roundabout taking the first exit on Roman Road. At the next roundabout, take the third exit on Longden Road. Proceed past the Priory School and take the right turn onto Bank Farm Road, followed by the third left turn on Henlow Rise. The property will be found after a short on the left hand side.

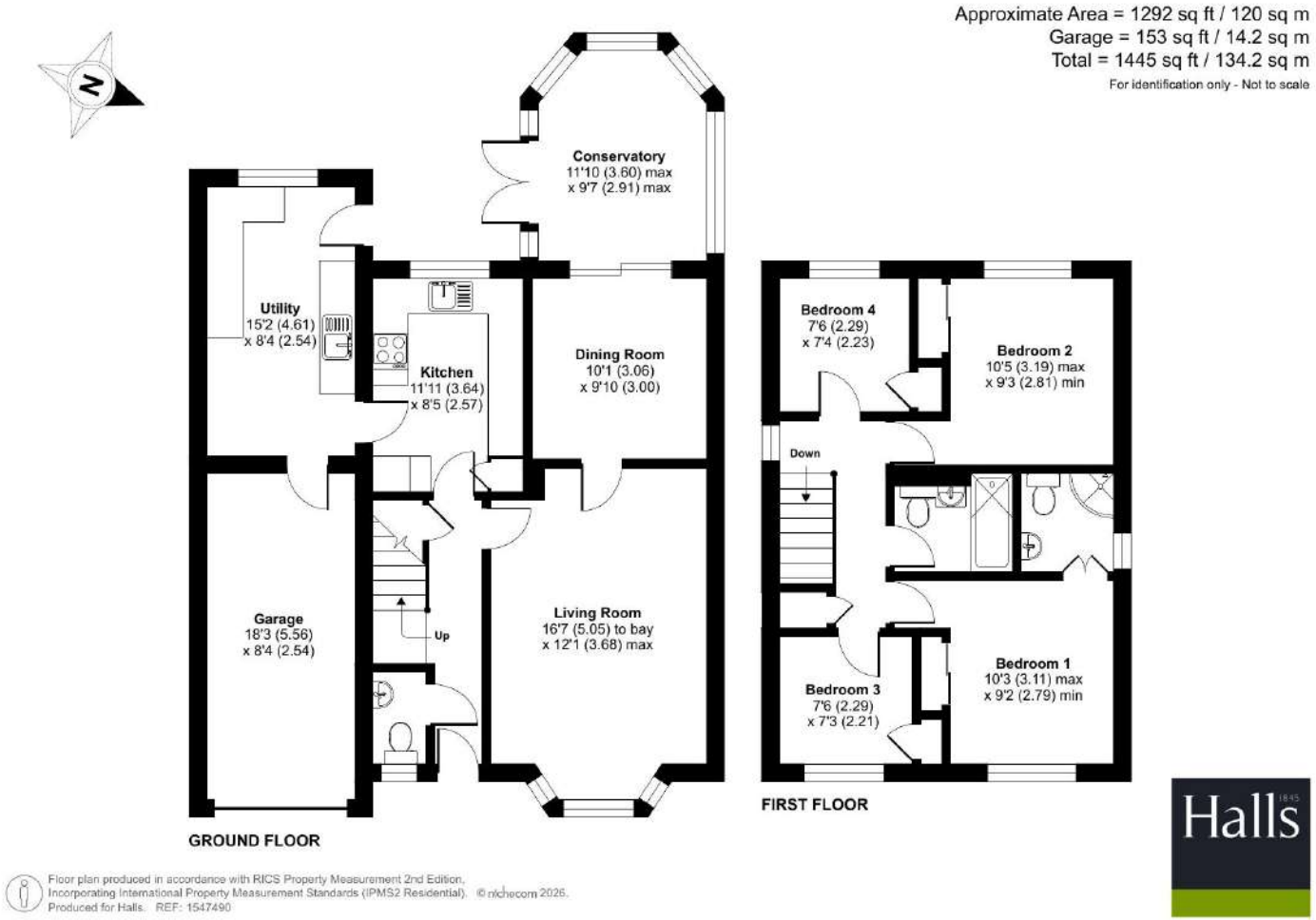
SITUATION

The property is attractively positioned within the highly desirable area of Radbrook, with local amenities including a shopping centre, doctors surgery, dentist, local schools, one primary and two comprehensive and fast food outlets all within walking distance. Also easily accessible is Shrewsbury town centre which has an extensive range of social and leisure amenities together with a rail service. Commuters will be pleased to note that Radbrook is well placed giving access to the A5 which links south east to Telford or north to Oswestry.

PROPERTY

Situated within this popular residential location, 7 Henlow Rise is an attractive and deceptively spacious detached property offering well-proportioned accommodation, ideal for family living, complemented by particularly generous gardens.

The ground floor accommodation begins with a welcoming reception hall, leading through to a spacious living room which features glazed doors opening into the formal dining room. Beyond, a conservatory enjoys lovely views across the rear gardens and provides direct access onto the outside entertaining areas. A modern fitted kitchen and guest cloakroom/WC complete the ground floor accommodation.



To the first floor, the landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, whilst the remaining three bedrooms are served by a family bathroom fitted with a contemporary white suite.













OUTSIDE

Externally, the property is approached via a driveway providing off-road parking and leading to the tandem garage. To the rear of the garage is a particularly useful additional area, fitted with units, a sink and drainer, together with plumbing for a washing machine, providing excellent utility space.

The gardens are a particular feature of the property. The front garden is predominantly laid to lawn, whilst the substantial rear garden offers a wonderful degree of space, with a paved patio providing an ideal setting for outdoor entertaining and al fresco dining. Beyond, generous flowing lawns are complemented by established borders, creating an attractive and private garden setting.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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