

FOR SALE

11 Adams Ridge, Shrewsbury, Shropshire, SY3 7TZ



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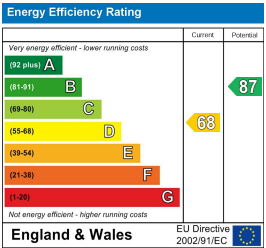
Offers in the region of £150,000

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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 neatly proportioned terraced home, offering rooms of pleasing size and a occupying a pleasant position in this most popular residential location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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Close to amenities.



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Terraced house
- Lounge/diner and kitchen
- Bedroom
- Bathroom
- Front garden and parking space to the rear
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury Town Centre proceed over the English Bridge on to Abbey Foregate and proceed through the traffic lights to the column roundabout. At the roundabout take the fourth exit and proceed down the bank taking the first exit left. Proceed to the next roundabout taking the third exit onto Sutton Lane. Take the first right into Adams Ridge and the property will be found on the left hand side.

SITUATION

The property is positioned within an established residential area to the eastern side of the town. Local amenities are available including a post office and Sainsbury Local , whilst a bus service provides access to the town centre. Commuters will be pleased to note that there is easy access to the M54 through to Telford and M6 motorway network.

DESCRIPTION

11 Adams Ridge is a neatly proportioned terraced home offering spacious accommodation comprising a kitchen, lounge/diner, 1 bedroom and bathroom, gardens and parking. The property is entered through a panelled entrance door which leads into the living room, with wall mounted electric fire and staircase to first floor. The kitchen contains eye and base level cupboards and drawers, generous work top, stainless steel sink unit and drainer. Integral electric cooker with 4 ring hob. Built in storage cupboard with fitted shelving. To the first floor there is 1 bedroom and the bathroom. Outside there is gardens to the front and a parking space to the rear.

OUTSIDE

There is a designated parking space positioned to the rear of the property. The gardens are found to the front of the property and comprise of an area laid to lawn together with a useful bin store area.

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 and drainage are understood to be connected. Gas central heating boiler. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWING

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