



## 85 Whitemere Road, Harlescott, Shrewsbury, Shropshire, SY1 3DD

**£264,500**

Take a look at the floor plan to take on board the versatility that this extended 3/4 -bedroom semi-detached house offers. Enjoying spacious accommodation on a great corner plot, the layout includes: Entrance Hall, Living Room, Family Room/ground floor Bedroom, extended Kitchen/Dining Room, Utility Room, WC, 3 large first floor Bedrooms, Shower Room, good sized Garden. Ample parking for several cars, campervans etc. Convenient to a range of amenities. Viewing is recommended to appreciate the space on offer.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

#### Recessed Porch

uPVC double glazed entrance door with side screens.

#### Entrance Hall 12' 1" x 5' 11" (3.68m x 1.80m)

Radiator, under stairs storage cupboard, staircase leading to First Floor Landing.

#### Living Room 12' 9" x 12' 0" (3.88m x 3.65m)

Large double glazed window to the front.

#### Extended Kitchen/Dining Room 19' 2" x 9' 5" (5.84m x 2.87m)

Spacious Dining Area, carpeted, double radiator, large double glazed window to the rear and patio doors to the side. The Kitchen is fitted with good range of units with wood effect laminated work tops with inset 1 1/2" bowl sink unit, fully tiled walls, built in pantry cupboard with shelving, large double glazed window overlooking rear garden.

#### Utility Room 9' 3" x 8' 8" (2.82m x 2.64m)

Laminated work top with tiled surround, eye level cupboards, double radiator, wall mounted Worcester gas central heating boiler, ample space for appliances, large built in storage cupboard.

#### Ground Floor WC

Fitted with wash basin and WC, double glazed window to the rear.

#### Ground Floor Bedroom 15' 4" x 8' 7" (4.67m x 2.61m)

Radiator, double glazed window to the front.

#### First Floor Landing

Double glazed side window, built in airing cupboard, access to professionally installed by Instaloft. part boarded roof space, radiator.

#### Bedroom 1 12' 0" x 11' 4" (3.65m x 3.45m)

Radiator, double glazed window to the front.

#### Bedroom 2 10' 8" x 9' 3" (3.25m x 2.82m)

Built in double wardrobe, recess shelving, recessed wardrobe, double glazed window overlooks rear garden.

#### Bedroom 3 17' 3" x 13' 6" max 6' 10" min (5.25m x 4.11m/2.08m)

An extended room which now provides a study or dressing area. Double radiator, 2 double glazed windows to the front.

#### Shower Room

Fully tiled to 2 walls, fitted with tiled shower cubicle, wash basin, bidet and WC, 2 double glazed windows, radiator.

#### Outside

The property enjoys a choice corner position. The front garden provides a central shrub bed with paved area and gravel borders around. Paved patio extend to the side and enclosed brick wall.

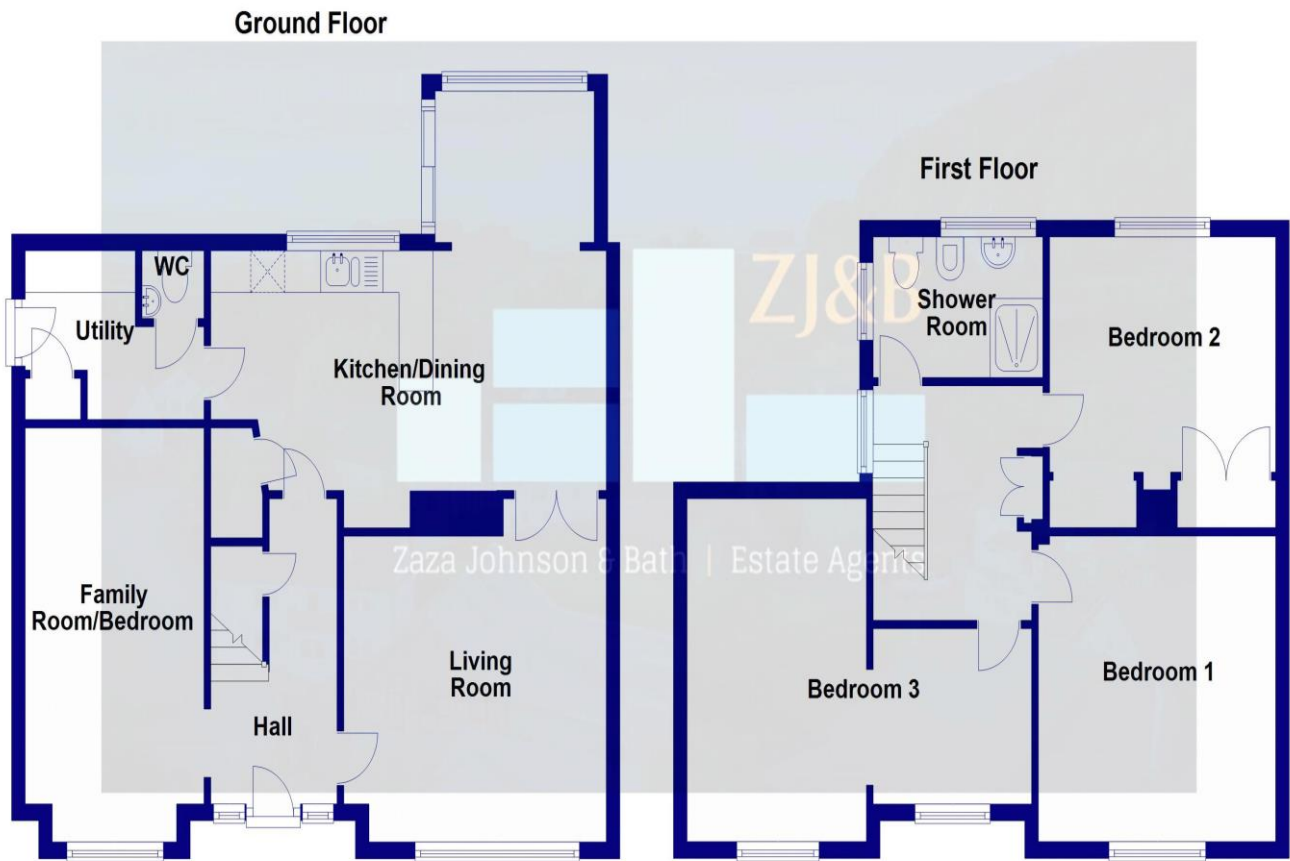
#### Rear Garden

Approached onto an extensive paved patio with lawn beyond. Enclosed by timber fencing with timber posts. External double power socket. Timber shed with power and lighting. There is a wide driveway to the rear providing ample parking for at least 3-4 cars and double gates lead onto Marton Drive.

#### Council Tax Band C

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



85 Whitemere Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

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## Energy performance certificate (EPC)

85 WHITEMERE ROAD SHREWSBURY SY1 3DD	Energy rating <b>C</b>	Valid until: 6 November 2030
		Certificate number: 3889-1029-6009-0056-7202

Property type	Semi-detached house
Total floor area	114 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

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