





9 Easthope Way, Shrewsbury, SY2 6JG
Offers In The Region Of £425,000

This beautifully presented four bedroom detached home has been finished to an exceptional standard of specification. Occupying an enviable position, set back from the road in this much sought after location, ideal for commuters with excellent access to the A5/M54 motorway network.

Accommodation comprises of: Reception Hall, Living Room, Open plan Kitchen/ Diner, Principal Bedroom with En Suite Shower Room, 3 further double Bedrooms and family Bathroom. The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking, garage and landscaped gardens.



The property occupies an enviable position in this popular development, perfect for commuters with ease of access to the A5/M54 motorway network and lovely Riverside walks. There are excellent facilities on hand including primary and secondary schools, supermarkets and recreational facilities.

Hallway

13'11 x 6'4 (4.24m x 1.93m)

With uPVC double glazed front door, tiled effect flooring, heating thermostat, radiator, understairs storage cupboard, door leads through to:

Living Room

18'1 x 10'11 (5.51m x 3.33m)

With fitted carpets, bay fronted window and two radiators.

Kitchen/ Diner

20'4 x 10 (6.20m x 3.05m)

A well appointed room, perfect for those who love to entertain, featuring French doors opening into rear garden and sun terrace and window to rear. The kitchen is beautifully fitted with a range of units incorporating one and half bowl sink with mixer tap set into worksurface. Further range of matching base units comprising cupboards and drawers with integrated dishwasher and fridge freezer all with matching fascia panels. Gas hob with extractor hood over, built in Zanussi double eye level oven and grill. Range of eye level wall units. Tiled effect flooring throughout and radiator.

Utility

5'11 x 5'4 (1.80m x 1.63m)

Fitted with base units with laminate worksurfaces over, inset sink with mixer tap, space and plumbing for washing machine and drier, wall cupboard housing the gas central heated boiler, extractor fan, tiled effect flooring and door leads out to the rear garden.

Downstairs WC

5'4 x 3'7 (1.63m x 1.09m)

Fitted with a white suite comprising low level flush WC, wash hand basin with tiled surround, tiled effect flooring, radiator and window to the side.

Garage

16'7 x 7'11 (5.05m x 2.41m)

With up and over doors.

Landing

10 x 6'6 (3.05m x 1.98m)

With fitted carpets.

Principle Bedroom

14'5 x 11'3 (4.39m x 3.43m)

With fitted carpets, window to the front, radiator, heating thermostat, door leads through to:

Ensuite Shower Room

6'2 x 5'6 (1.88m x 1.68m)

With shower cubicle with mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, tiled effect flooring, radiator, extractor fan and window to the front.

Bedroom

10'7 x 8'1 (3.23m x 2.46m)

With fitted carpet, window to the front and useful storage cupboard.

Bedroom

11'11 x 8'9 (3.63m x 2.67m)

With fitted carpet, window to the rear and radiator.

Bedroom

10'1 x 9'6 (3.07m x 2.90m)

With fitted carpet, window to the rear and radiator.

Family Bathroom

7'1 x 6'3 (2.16m x 1.91m)

With modern suite comprising bath with shower unit over, wash hand basin and low level flush WC. Complementary tiled surrounds, heated towel rail, window to the rear, extractor fan and tiled effect flooring.

Outside

The property occupies an enviable position set back from the road with driveway providing parking. The Rear Garden is a particular feature of the property, mainly laid to lawn with paved sun terrace, adjacent to the Dining Area, perfect for dining alfresco, outside water tap and outside light to the rear and side of the property. The Garden is fully enclosed with fencing.

Agents Notes

Please note there is a estate management fee of £170 per annum. We would recommend this is verified during pre-contract enquiries.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 22 Mbps & Superfast 2300 Mbps. Mobile Service: Good outdoor and in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

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Parry**
& Partners



Important Notice: 1. 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. 2. 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. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.