



13 Allerton Road £210,000

Shrewsbury, Shropshire, SY1 4QQ

**SPENCER
JAKEMAN**

13 Allerton Road, Shrewsbury, Shropshire, SY1 4QQ

- An immaculately presented three bedroom property boasting generous room proportions throughout
- High quality contemporary breakfast/kitchen with attractive units and solid worktops
- Newly fitted shower room with feature panelling
- Spacious living room with feature fireplace
- Enclosed rear garden with delightful patio area ideal for outdoor dining
- Driveway parking to front
- No onward chain

A well-presented three-bedroom end-terrace home, offered to the market with no onward chain and positioned in a quiet cul-de-sac. The property benefits from a spacious ground-floor layout and a generous plot, making it an appealing choice for first-time buyers, families, or investors looking for a conveniently located property. The ground floor features a large entrance hall leading to a spacious living room complete with a feature fireplace. The breakfast/kitchen has been attractively refitted with quality gloss units with solid wooden worktops, understairs storage and access to the rear garden. On the first floor the property offers three well-proportioned bedrooms, airing cupboard with boiler, a newly fitted shower room with feature panelling. Outside, the sizeable rear garden is enclosed with side access. The property has driveway parking for numerous vehicles and a dwarf wall for added privacy. Viewing is recommended to appreciate the accommodation on offer.





Location

The property is situated in a quiet and convenient location, in an established area, with a number of amenities close by including schools and shops, whilst being within easy access of retail parks and a selection of supermarkets. The town centre offers a comprehensive and diverse shopping centre with a range of facilities and a rail service. Commuters have excellent access to road links via the A49 to the A5 and onto Telford.

Entrance Hallway

Living Room 12' 10" x 12' 2" (3.9m x 3.7m)

Kitchen/Breakfast Room 18' 8" x 9' 2" (5.7m x 2.8m)

Stairs rising from hallway to first floor landing

Bedroom One 13' 5" x 10' 2" (4.1m x 3.1m)

Bedroom Two 11' 2" x 8' 6" (3.4m x 2.6m)

Bedroom Three 8' 10" x 7' 10" (2.7m x 2.4m)

Family Bathroom





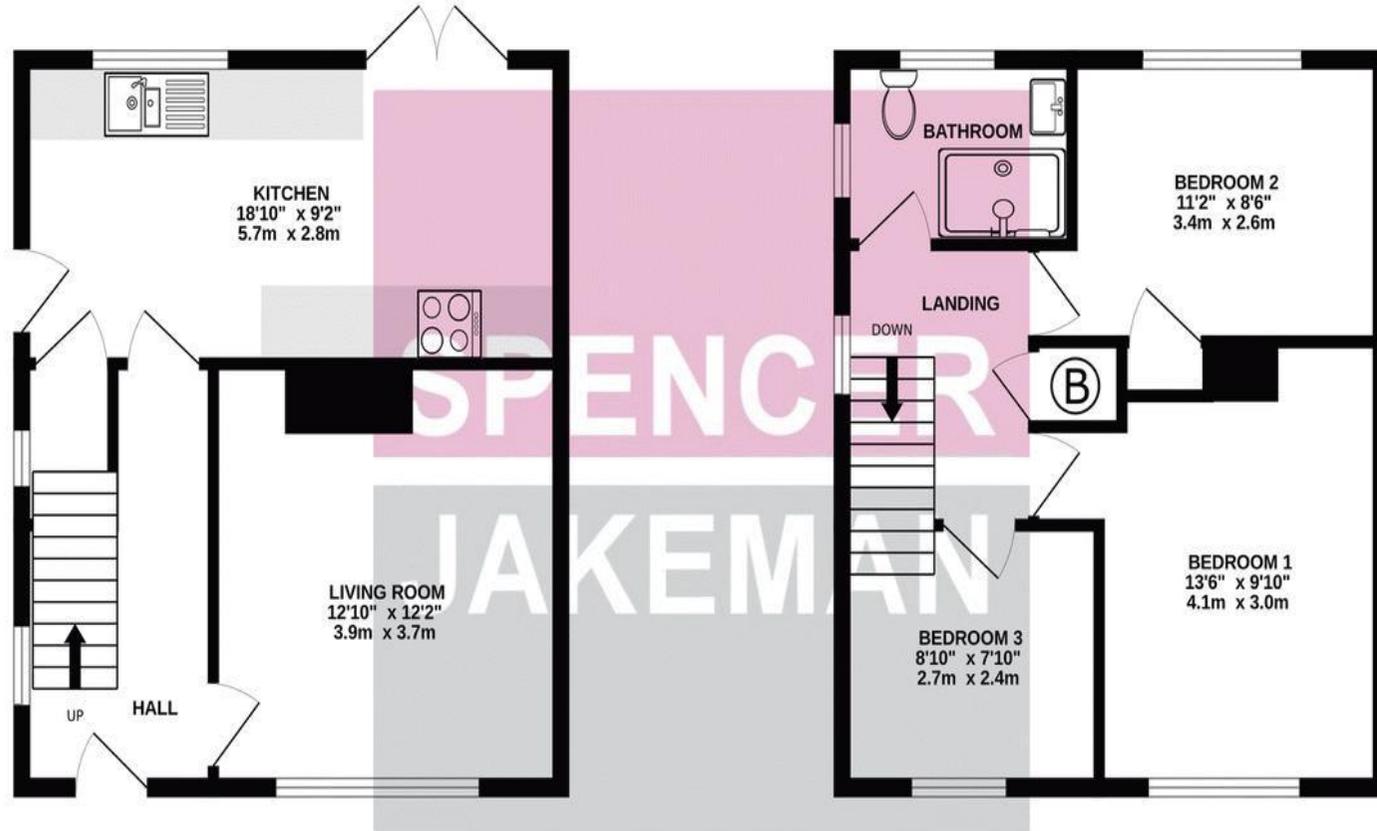


NOTE

The agent has not been able to verify the availability and nature of services. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase. Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fittings or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we try to make our sales details accurate and reliable, Spencer & Jakeman does not give, nor does any Officer or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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