

FOR SALE



Plot 42 - The Harper Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB



FOR SALE

Price Guide £315,000

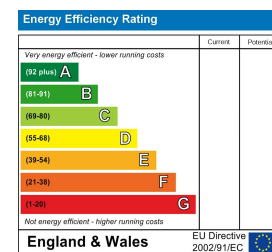
Plot 42 - The Harper Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB

A highly desirable and attractively proportioned end of terrace house, offering beautifully appointed accommodation, set with parking and lawned gardens on this most sought after residential development.

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,

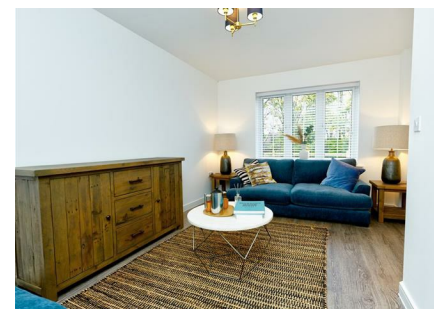
who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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MILEAGES: Close to town amenities



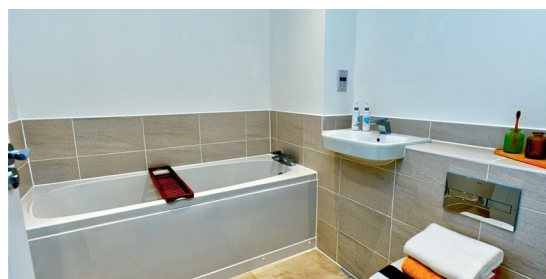
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- 1010 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway parking and electric car charging point
- Patio and lawned gardens

DESCRIPTION

Plot 42 is a highly desirable and beautifully appointed end terraced house, which will no doubt create strong market appeal. The ground floor offers a living room, guest WC and open plan kitchen diner, with numerous integrated appliances and twin glazed french doors out to the rear gardens. To the first floor, there are three bedrooms, the principle of which has an en-suite shower room, whilst the remaining two are served by the bathroom. Outside, there is driveway parking, together with an electric car charging point. The gardens predominantly sit to the rear, these have been laid to flowing lawns for ease of maintenance. Please note, the photos are of Plot 148 and are for illustrative purposes only.

ACCOMMODATION

Storm porch with panelled entrance door leading into:-

ENTRANCE HALL

Amtico flooring, staircase rising to first floor, built in understairs storage cupboard, panelled doors off and to:-

GUEST WC

8'6" x 4'9"
With amtico flooring and providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Extractor fan and radiator.

LIVING ROOM

11'0" x 14'11"
Amtico flooring.

KITCHEN/DINER

15'8" x 11'7"
With amtico flooring and providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap over, integral Zanussi electric oven and grill. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge freezer, space and plumbing for washing machine, twin glazed french doors leading onto the rear patio and gardens.

FIRST FLOOR LANDING

With access to loft space, and doors off and to:-

BEDROOM ONE

11'5" x 12'10"
With built in storage cupboard and door to:-

EN-SUITE SHOWER ROOM

3'11" x 9'3"
With tiled floor and providing a Roche white suite, comprising low level WC with hidden cistern, pedestal wash hand basin with Bristan mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters, radiator and extractor fan.

BEDROOM TWO

8'4" x 15'1"
Overlooking the rear gardens.

BEDROOM THREE

7'0" x 11'10"
Overlooking the rear gardens.

BATHROOM

6'9" x 6'6"
With tiled floor and providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, shaving connection point, ceiling downlighters, extractor fan and radiator.

OUTSIDE

The property is approached over a block paved driveway which provides a generous amount of parking, together with a POD electric car charging point.

THE GARDENS

To the front, there is a neat area which is laid to lawn. The majority of the gardens are positioned to the rear of the property and these comprise a flagged patio seating area together with flowing lawns. External cold water tap.

GENERAL REMARKS

AGENTS NOTE

Prospective purchasers should note:
1) The property benefits from a number of solar panels.
2) Each property has the advantage of an electric car charging point.

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. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

VIEWINGS

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