

FOR SALE

19 Grinshill Drive, Shrewsbury, SY2 5JF



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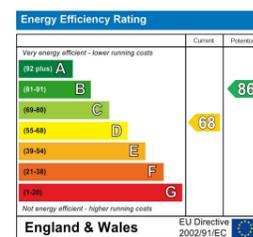
Offers in the region of £220,000

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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 presented and spacious terraced home with good size gardens situated in a highly sought after location on the outskirts of the town centre.



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



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Highly desirable location
- Kitchen with access to rear garden
- Sitting room and separate dining room
- 3 bedrooms and a family bathroom
- Large private driveway
- Good size gardens

DESCRIPTION

This is a spacious terrace house with well laid out accommodation set over two floors.

The property occupies a convenient cul-de-sac location with excellent amenities on your door step including; Primary and senior school, local parks, shops as well as being ideal for access for the bypass and town centre.

The property includes gas central heating and UPVC double glazing. There is a central hall, two reception rooms that include a sitting room with feature fireplace and a separate dining room that leads through the kitchen. The kitchen has built in cooker, hob and fridge and also offers plenty of storage.

On the first floor there are three bedrooms, both the main bedrooms are doubles, bedroom three is also a good size and has a built-in raised bed. The bathroom has a bath with shower over, sink and the WC is separate.

OUTSIDE

To the front of the property is a good size private driveway, this provides a generous parking area. The rear gardens provide a large patio area and gardens that are mostly laid to lawn. There is also the base of a previously erected conservatory which could obviously be replaced.

GENERAL REMARKS

DIRECTIONS

From Shrewsbury town centre proceed out over the English Bridge and bear right onto the gyratory system, then bear left onto Old Potts Way up to the next roundabout, take the first exit onto Bage Way and follow this through to the next roundabout. Take the third exit onto Crommere Road, and then take the first right into Grinshill Drive. Follow the road round and the property will be seen on the right hand side.

SITUATION

The property occupies an enviable cul de sac location in this much sought after location of Monkmoor which provides excellent access to the A5/M54 motorway network. There are a range of local amenities including Supermarkets, Shops, Schools, Churches, Restaurants and Public Houses, regular bus service and riverside strolls to the Town Centre.

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 £30 (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, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

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

VIEWINGS

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