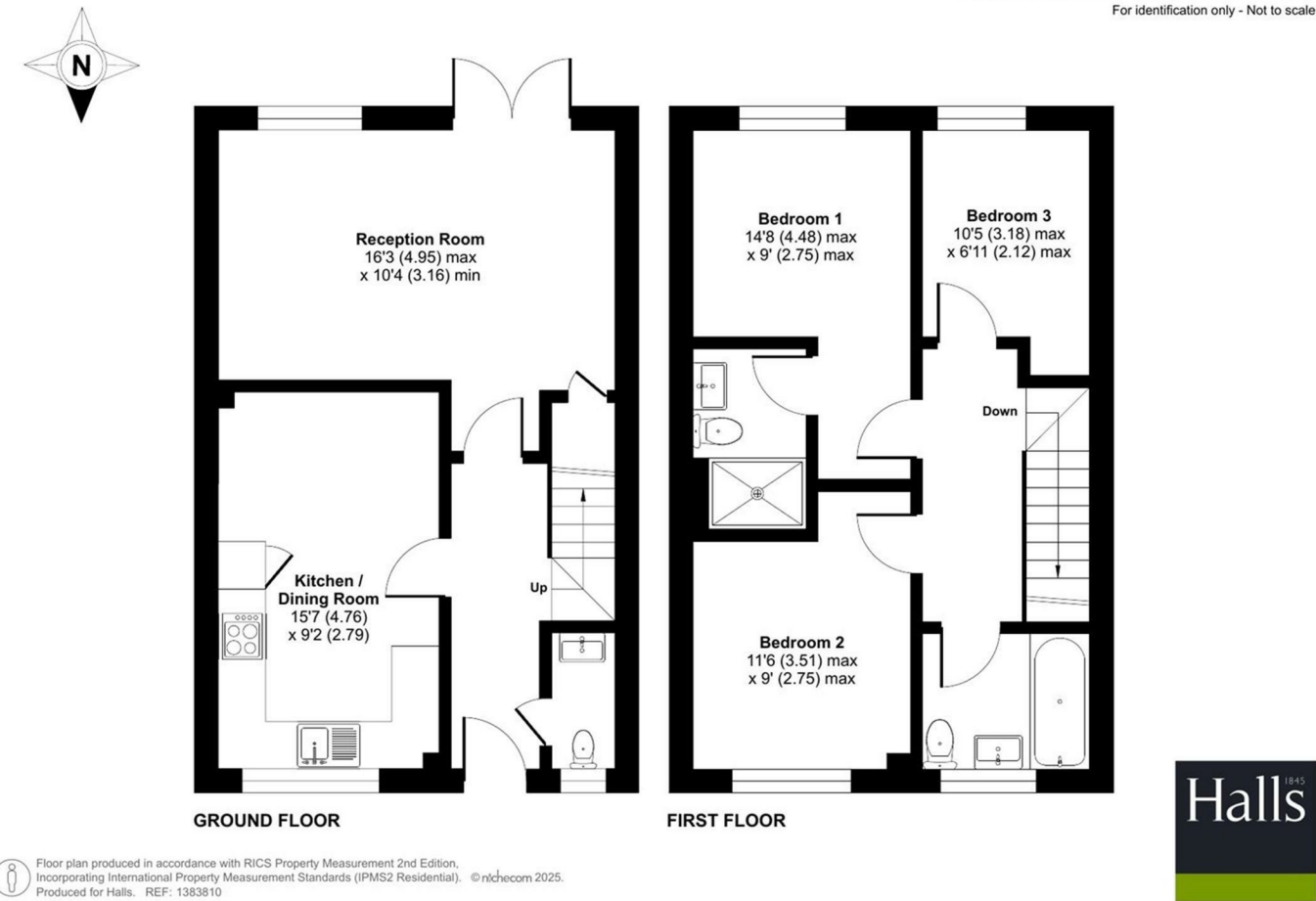


FOR SALE

11 Simpson Way, Shrewsbury, SY2 6FT



FOR SALE

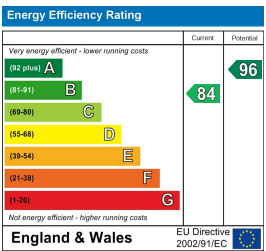
Offers in the region of £280,000

11 Simpson Way, Shrewsbury, SY2 6FT

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 beautifully presented, recently built family home which is finished to a high standard situated in a quiet cul-de-sac within a popular and conveniently located development.




01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com




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Close to amenities.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Modern three bedroom family home
- Immaculate throughout
- En-suite facilities
- Large sitting room
- Landscaped south facing gardens
- Popular location

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge and carry on straight on up through Abbey Foregate to the column roundabout. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T-junction with Oteley Road turn left. Proceed along Oteley Road for a short distance and take a right turn into Maxfield Drive. Proceed ahead and take the first right turn into Simpson Way where the property will be found on the right hand side.

What3words: ///courier.jump.frame

SITUATION

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 walks through the nearby Reabrook Conservation area. There are excellent facilities on hand including primary and secondary schools, supermarkets and recreational facilities.

DESCRIPTION

A beautifully presented 3-bedroom semi-detached home, offering stylish living space and a beautiful, landscaped rear garden. The property is located on this sought-after modern development on the eastern side of Shrewsbury, within convenient access of the town centre and excellent local amenities and transport links. The accommodation comprises: an entrance hall, large sitting room, guest WC, kitchen/dining room, three bedrooms, one of which has an en-suite shower room and the remaining two being served by the family bathroom.

To the front of the property is private parking for two cars. The south facing landscaped garden to the rear is mostly laid to lawn with a patio perfect for al fresco entertaining.

GENERAL REMARKS

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 'C' on the Shropshire Council Register.

VIEWINGS

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