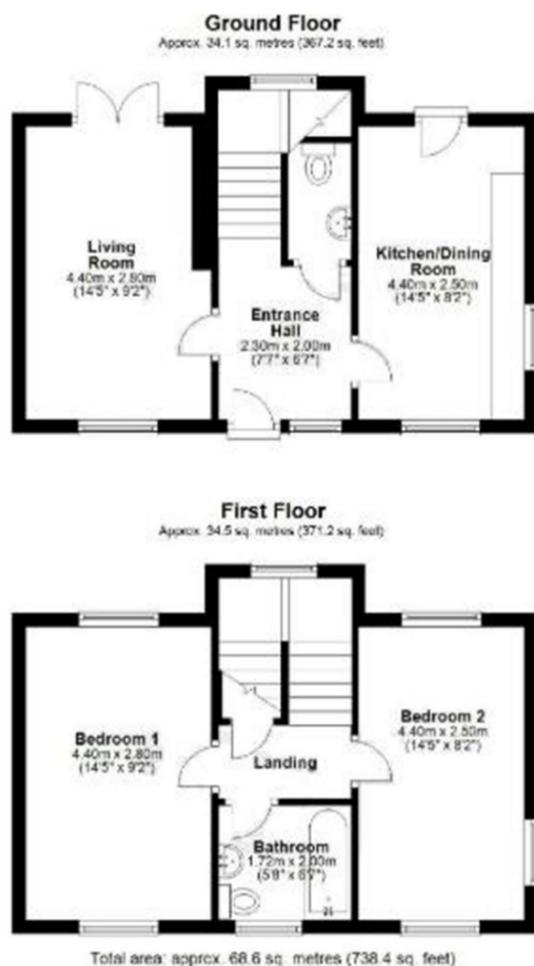


FOR SALE

14 Penson Way, Shrewsbury, SY1 2BF



FOR SALE

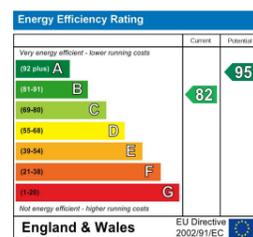
Offers in the region of £250,000

14 Penson Way, Shrewsbury, SY1 2BF

**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



An attractive and incredibly well presented modern semi-detached home with spacious and flexible living accommodation, garden and private driveway.



01743 236444

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



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Open plan kitchen/dining room
- Panelled sitting room
- Large reception hall with WC
- 2 double bedrooms and a family bathroom,
- Rear gardens with patio and a lawned area
- Private driveway with parking for 2 cars

## DESCRIPTION

This attractive, larger-style semi-detached home has been recently built and offers thoughtfully designed, well-proportioned accommodation throughout.

The property is entered via a lovely large central hallway with a useful guest cloakroom. The sitting room is a bright and welcoming space with panelled wall and featuring French doors that open directly onto the rear garden. The kitchen/dining area is generously sized and well appointed, fitted with an excellent range of matching base and eye-level units, providing ample storage and workspace.

Stairs rise from the entrance hall to the first-floor landing, where you will find two well-proportioned double bedrooms. The bathroom is fitted with an attractive modern white suite.

## OUTSIDE

Externally, the property benefits from a side driveway providing off-road parking for two vehicles.

The rear garden is a particular highlight, featuring a paved patio area and lawned area, ideal for outdoor entertaining. The property benefits from not having any close neighbours to one side.

## 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 'B' on the Shropshire Council Register.

## VIEWINGS

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

## DIRECTIONS

From Shrewsbury proceed along Smithfield Road staying in the left hand lane and continue onto Chester Street passing Benbow Quay on the right hand side. Proceed through the traffic lights heading onto Ellesmere Road and over the mini roundabout. After a short distance take the left turn into Abbey Walk and follow the development around to the right and continue along where the property will be identified on the right hand side by the Halls For Sale Board.

## SITUATION

The property is positioned in this most desirable and popular development which is located within walking distance of the town centre. The town centre provides a comprehensive range of both social and leisure facilities including restaurants and shops. There are some delightful walks along the banks of the River Severn and a rail service within walking distance.