

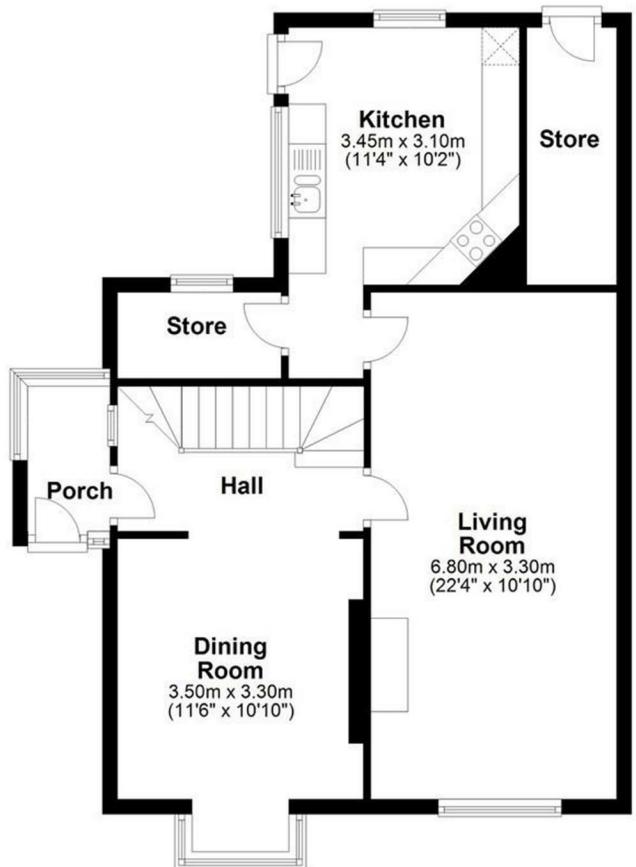
FOR SALE

21 Roman Road, Shrewsbury, Shrewsbury, SY3 9AR

Halls<sup>1845</sup>

**Ground Floor**

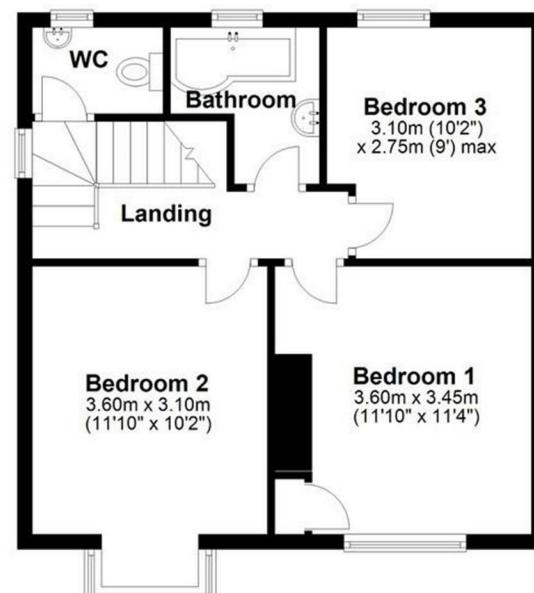
Approx. 64.1 sq. metres (689.8 sq. feet)



Total area: approx. 111.8 sq. metres (1203.7 sq. feet)

**First Floor**

Approx. 47.7 sq. metres (513.9 sq. feet)



FOR SALE

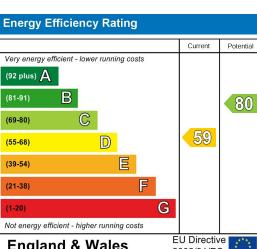
Offers In The Region Of £375,000

21 Roman Road, Shrewsbury, Shrewsbury, SY3 9AR

**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 most appealing and attractively proportioned mature semi-detached house with scope for improvement set with generous gardens in this prestigious and sought after locality.  
NO ONWARD CHAIN.

Halls<sup>1845</sup>

01743 236 444

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

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Close to town amenities.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- **Mature semi-detached house**
- **Well proportioned rooms**
- **Scope for improvement**
- **Large Gardens**
- **Prestigious location**
- **NO ONWARD CHAIN**

#### DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge and on arrival at Frankwell roundabout take the first left turn onto Copthorne Road. Proceed to the top of the bank taking the next left turning into Pengwern Road. Proceed to the end, at the T junction turn right onto Porthill Road. At the next roundabout turn left onto Roman Road and continue along passing Kingsland School on the left hand side and as you reach the bottom of the dip, the property will be identified in an elevated position on the left hand side.

#### SITUATION

The area is also known being one of Shrewsbury's most sought after residential localities. Easy access is gained to a number of local amenities including an excellent selection of schools, both private and state. The town centre is within walking distance which provides an excellent shopping centre, a selection of restaurants and social facilities. Commuters have ready access to the A5 which links through to the M54 motorway and on to Telford. There is also a rail service available in the town centre.

#### DESCRIPTION

21 Roman Road is a highly desirable and attractively proportioned semi-detached house. The ground floor boasts, 2 reception rooms and a good sized kitchen. To the first floor there are 3 bedrooms and a bathroom. Buyers should note that there is excellent scope to introduce their own ideas and tastes, together with extension possibilities subject to the relevant planning permissions. Outside there is driveway parking and a garage. The gardens are particularly generous in size and currently comprise large flowing lawns and give great potential for further landscaping.

#### ACCOMMODATION

##### ENTRANCE PORCH

Panelled part glazed UPVC door into:

##### CENTRAL OPEN HALL

With staircase rising to first floor, arch through to:

##### DINING ROOM

With coved ceiling and bay window.

##### LIVING ROOM

With two recess display arches, ornamental fireplace with living flame coal effect gas fire, attractive aspect over front garden.

##### KITCHEN

Providing a range of eye and base level units comprising cupboards and drawers with work surface area over incorporating one and a half bowl stainless steel sink unit and drainer with mixer tap over, integral NEFF electric oven and grill with separate 4 ring NEFF gas hob unit. Part tiled walls and tiled splash, space for fridge freezer, space and plumbing for dishwasher, useful walk in pantry cupboard with fitted shelving. Part glazed and panelled UPVC door to rear.

##### HALF LANDING

With stairs continuing to first floor and door to:-

#### WC

Providing a suite comprising low level WC, wall mounted wash hand basin with tiled splash.

#### FIRST FLOOR LANDING

With access to loft space, built in airing cupboard housing the hot water cylinder.

#### BEDROOM 1

With picture rail, bay window.

#### BEDROOM 2

With picture rail, fitted storage cupboards.

#### BEDROOM 3

With pleasant aspect over rear garden.

#### BATHROOM

With tiled floor. Providing a white suite comprising pedestal wash hand basin and p shaped panelled bath with electric shower over and splash screen, fully tiled walls, heated towel rail, ceiling downlighters and extractor fan.

#### OUTSIDE

The property is approached through twin ornamental iron gates onto a tarmacadam driveway with parking space for circa 2/3 vehicles.

#### GARAGE

With metal up and over entrance door.

#### GARDENS

To the front the gardens offer large flowing attractively maintained lawns with established hedgerow borders. A pathway meanders down the side of the property and adjacent to the kitchen is a small yard with raised rockery beds. A path then continues across the rear of the property giving access to useful garden store. External cold water tap. The majority of the rear gardens are in a slightly elevated position and comprise further flowing lawns with established hedgerow borders. The lawns wrap around at the top and offer a superb opportunity for all garden enthusiasts to introduce their own ideas and tastes.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsbg.com](mailto:shrewsbury@hallsbg.com)

#### GENERAL REMARKS

##### DECLARATION

I CONFIRM THAT I HAVE CHECKED ALL THE DETAILS IN THESE PARTICULARS AND THEY ARE CORRECT IN ALL RESPECTS  
SIGNED  
DATE