



FOR SALE

Offers In The Region Of £350,000

42 Laburnum Grove, Spring Gardens, Shrewsbury, SY1 2UT

A most attractively presented and particularly spacious detached house providing well laid out accommodation with neatly maintained gardens, garage and large driveway parking area on this popular residential development.



Close to town centre amenities



- Attractively decorated
- Pleasing dimensions
- Parking for 6 vehicles
- Excellent Rear Gardens
- Integral Garage
- Popular development

## DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane around onto Chester Street. Before proceeding under the railway bridge getting in the left hand lane. Continue along St Michael's Street going straight over the mini roundabout, taking the right turn at the first mini roundabout turning into Yew Tree Close. Continue along turning left onto Laburnum Grove, follow this road passed the green open area and the property will be identified on the right hand side by a Halls For Sale board.

## SITUATION

The property is located in a most desirable and popular residential area with the benefit of a number of amenities including shops and school. The town centre is readily accessible and offers a further more comprehensive range of both social and leisure facilities together with a rail service. Commuters have excellent access off to the A5 and then on to the M54 motorway.

## DESCRIPTION

42 Laburnum Grove is a most desirable modern detached house in attractive decorative order and providing rooms of pleasing dimensions. The ground floor offers a spacious Living Room with archway through to the Dining Room and appealing Breakfast Kitchen. Also to the ground floor is a useful Guest WC. To the first floor, there are four generous Bedrooms, the principal of which has an En-suite shower room, whilst the remaining three are served by the main Family Bathroom. Outside, there is a large driveway parking area with space for circa 6 vehicles, which also gives access to the Integral Garage. The gardens are mostly found to the rear and provide a generous flagged sun terrace, neatly maintained lawns and lower level gravelled section. There are a variety of herbaceous plants and shrubbery borders.

## ACCOMMODATION

### STORM PORCH

Panelled part glazed entrance door leads into:

### ENTRANCE HALL

With staircase to first floor. Access door to garage. Doors off and to:

### GUEST WC

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, extractor fan, tile effect flooring.

### LIVING ROOM

With ornamental fireplace housing electric fire. Archway through to:

### DINING ROOM

With twin glazed French doors leading out onto rear patio and gardens beyond.



2 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



## **BREAKFAST KITCHEN**

Providing an extensive range of eye and base level units comprising cupboards and drawers with generous work surface over and incorporating a one and a half bowl stainless sink unit and drainer with mixer tap over. Integral electric oven and grill with separate four ring ELECTROLUX gas hob unit with stainless steel splash and filter hood. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for tumble dryer. Additional work top area with eye level cupboards over and under. Space for fridge freezer. Built in under stair storage cupboard. Part glazed access door leading to rear garden.

## **FIRST FLOOR LANDING**

With access to loft space. Built in airing cupboard housing the hot water cylinder. Doors off and to:

## **BEDROOM 1**

With attractive outlook and door to:

## **EN-SUITE SHOWER ROOM**

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, shower cubicle with mains fed shower, inset tiles and splash screen. Extractor fan. Shaving connection point.

## **BEDROOM 2**

Built in double wardrobe.

## **BEDROOM 3**

Window overlooking rear gardens.

## **BEDROOM 4**

Overlooking rear gardens.

## **BATHROOM**

With tile effect flooring and providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath. Tiled splash. Extractor fan.

## **OUTSIDE**

The property is approached over an extremely generous driveway parking area with space for six vehicles, whilst also giving access to the integral garage.

## **INTEGRAL GARAGE**

With metal up and over entrance door. Power and light points. Wall mounted IDEAL gas fired central heating boiler. Access door to reception hall.

## **THE GARDENS**

To the front the gardens offer neatly maintained lawns with well stocked and established herbaceous borders. A flagged path leads to a timber gate giving access to the rear. The majority of the gardens are located to the rear and are an attractive feature. Immediately adjacent to the Dining Room and Kitchen is a generous flagged patio sun terrace offering a fantastic outdoor entertaining area with room for potted plants. A central section is laid to lawn with raised beds and a lower gravelled section contains a timber and felt storage shed and summer house. External tap.

## **GENERAL REMARKS**

### **FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

### **SERVICES**

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

### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

### **COUNCIL TAX**

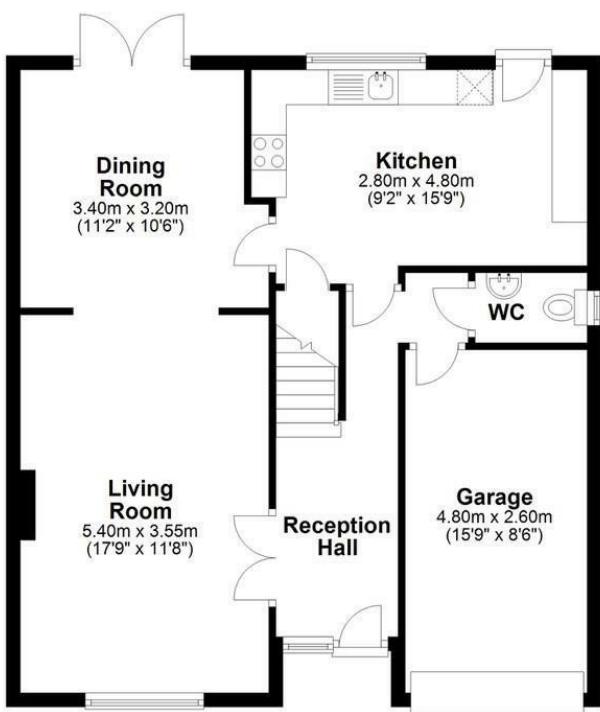
The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### **VIEWINGS**

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

### Ground Floor

Approx. 70.3 sq. metres (756.4 sq. feet)



### First Floor

Approx. 61.8 sq. metres (665.0 sq. feet)



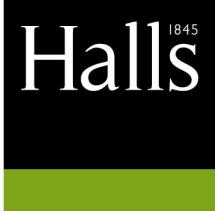
Total area: approx. 132.0 sq. metres (1421.3 sq. feet)

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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 Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus) A			
(B1-8) B			
(C9-80) C			
(D5-68) D			
(E9-54) E			
(F21-38) F			
(G1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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