

FOR SALE

Plot 42 - The Harper Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB



FOR SALE

Price Guide £315,000

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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 highly desirable and attractively proportioned end of terrace house, offering beautifully appointed accommodation, set with parking and lawned gardens on this most sought after residential development.



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MILEAGES: Close to town amenities



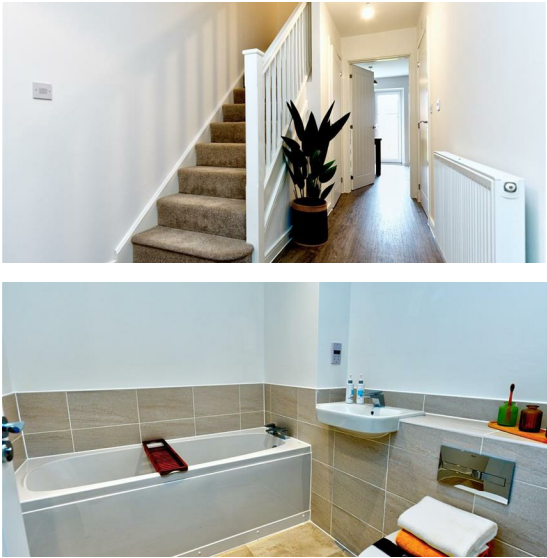
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- 1010 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway parking and electric car charging point
- Patio and lawned gardens

DIRECTIONS
From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for the Coleham. Continue onto Belle Vue Road which links onto Hereford Road and head over the railway bridge until reaching the traffic lights by the Esso petrol station. Proceed straight ahead, over the next roundabout, passing Sainsburys on the left hand side and at the next set of traffic lights, take the left turn into the Darwin's Edge Development.

SITUATION
Darwin's Edge is a delightful development of two, three and four bedroom homes, positioned to the south westerly side of the popular market town of Shrewsbury. The development sits in a sought after residential area, having a number of amenities close by, including the Meole Brace Retail Park and golf club, with the town centre easily accessible and offering an extensive and fashionable range of both social and leisure facilities, together with a rail service. There are a number of excellent schools within close proximity and commuters will find the development is well placed with access to a number of routes, including the A5 ring road, which links through to the M54 motorway to Telford, and thereon to the West Midlands conurbations.

DESCRIPTION
Plot 42 is a highly desirable and beautifully appointed end terraced house, which will no doubt create strong market appeal. The ground floor offers a living room, guest WC and open plan kitchen diner, with numerous integrated appliances and twin glazed french doors out to the rear gardens. To the first floor, there are three bedrooms, the principle of which has an en-suite shower room, whilst the remaining two are served by the bathroom. Outside, there is driveway parking, together with an electric car charging point. The gardens predominantly sit to the rear, these have been laid to flowing lawns for ease of maintenance. Please note, the photos are of Plot 148 and are for illustrative purposes only.

ACCOMMODATION
Storm porch with panelled entrance door leading into:-

ENTRANCE HALL
Amtico flooring, staircase rising to first floor, built in understairs storage cupboard, panelled doors off and to:-

GUEST WC
8'6" x 4'9"
With amtico flooring and providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Extractor fan and radiator.

LIVING ROOM
11'0" x 14'11"
Amtico flooring.

KITCHEN/DINER
15'8" x 11'7"
With amtico flooring and providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap over, integral Zanussi electric oven and grill. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge freezer, space and plumbing for washing machine, twin glazed french doors leading onto the rear patio and gardens.

FIRST FLOOR LANDING
With access to loft space, and doors off and to:-

BEDROOM ONE
11'5" x 12'10"
With built in storage cupboard and door to:-

EN-SUITE SHOWER ROOM
3'11" x 9'3"
With tiled floor and providing a Roche white suite, comprising low level WC with hidden cistern, pedestal wash hand basin with Bristan mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters, radiator and extractor fan.

BEDROOM TWO
8'4" x 15'1"
Overlooking the rear gardens.

BEDROOM THREE
7'0" x 11'10"
Overlooking the rear gardens.

BATHROOM
6'9" x 6'6"
With tiled floor and providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, shaving connection point, ceiling downlighters, extractor fan and radiator.

OUTSIDE
The property is approached over a block paved driveway which provides a generous amount of parking, together with a POD electric car charging point.

THE GARDENS
To the front, there is a neat area which is laid to lawn. The majority of the gardens are positioned to the rear of the property and these comprise a flagged patio seating area together with flowing lawns. External cold water tap.

GENERAL REMARKS

AGENTS NOTE
Prospective purchasers should note:
1) The property benefits from a number of solar panels.
2) Each property has the advantage of an electric car charging point.

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 and drainage are understood to be connected. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

VIEWINGS
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