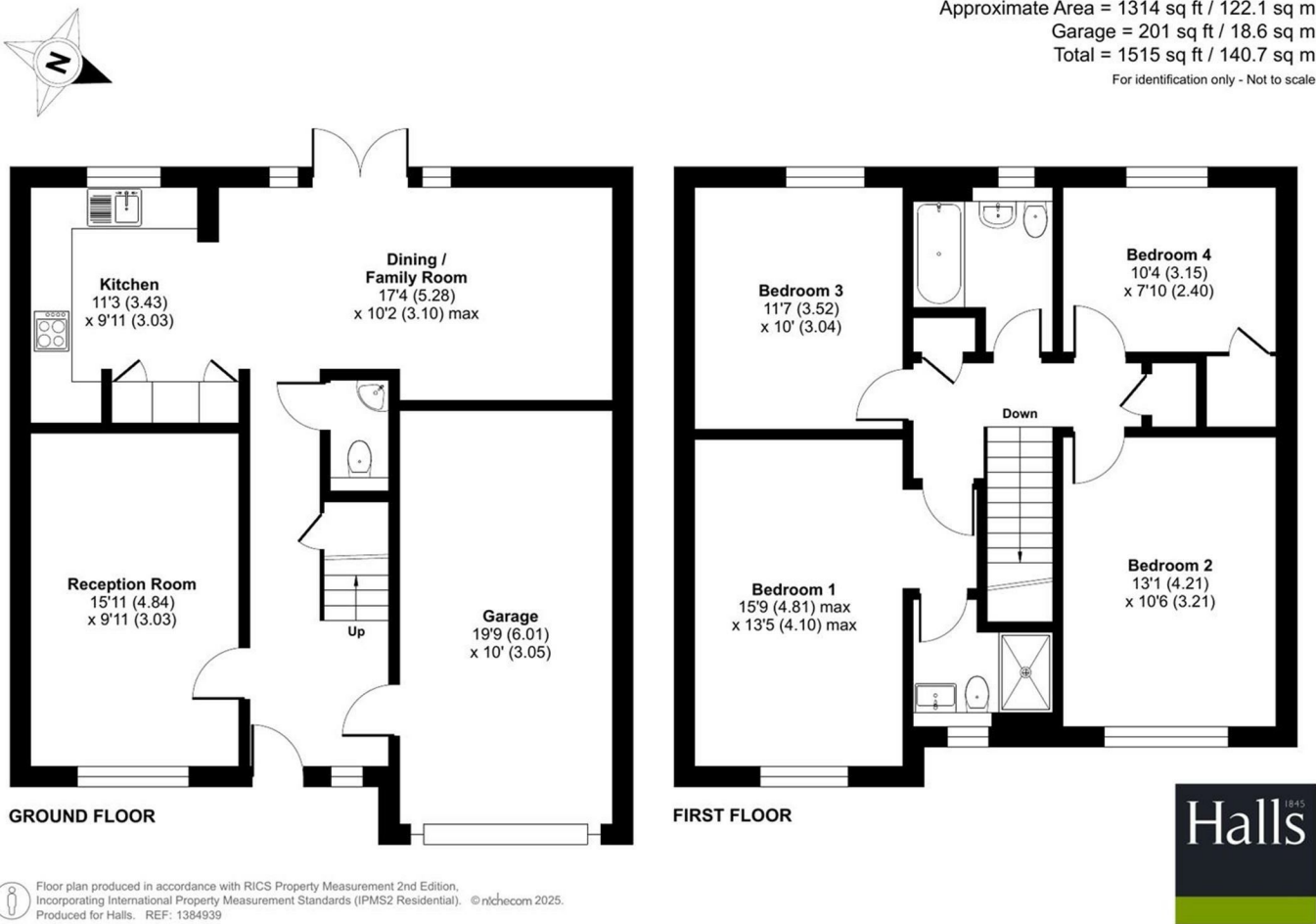


FOR SALE

32 Wedgewood Crescent, Shrewsbury, SY3 9PP



FOR SALE

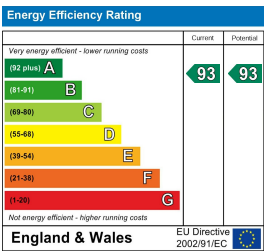
Offers in the region of £380,000

32 Wedgewood Crescent, Shrewsbury, SY3 9PP

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 superb recently built detached family home, providing spacious and beautifully presented accommodation, located on this most sought after residential development.



01743 236444

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



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01743 236444

Close to amenities.


2 Reception Room/s


4 Bedroom/s


2 Bath/Shower Room/s





- 1314 sq ft
- Superb modern family home
- NHBC insurance
- Driveway and garage
- 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. Continue and bear to the right and then take the first left. Proceed down Wedgewood Crescent and the property will be found on the right hand side .

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
32 Wedgewood Crescent an attractive, impressive and well proportioned recently built detached home, finished to a high specification. The ground floor has a sitting room and feature open plan kitchen, dining, family area stretching across the rear of the property, which incorporates a number of integrated appliances and has twin glazed French doors leading out to the rear gardens. Also to the ground floor, is the guest WC. To the first floor, there are four bedrooms, the principal of which has an en-suite shower room, whilst the remaining three are severed by the main bathroom.

Outside, there is driveway parking, which also gives access to the integral garage. The gardens are predominantly positioned to the rear and comprise flagged patio areas, together with flowing lawns.

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 'D' on the Shropshire Council Register.

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