

FOR SALE

7 Longacre Mews, Bicton Heath, Shrewsbury, SY3 5DT



FOR SALE

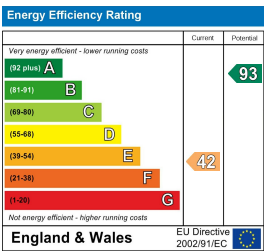
Offers in the region of £99,995

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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 generously proportioned terraced property, requiring extensive renovation and improvement, set with parking and easily maintained gardens in this popular residential location.




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Close to town amenities.



1 Reception
Room/s



1 Bedroom/s



1 Bath/Shower
Room/s



- Popular residential area
- Gas fired central heating
- In need of renovation
- Easily maintained gardens
- Allocated parking space
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout, taking the second exit heading up The Mount. Proceed onto the Welshpool Road. Continue straight ahead heading over the mini roundabout and take the second left turn onto Gains Park Way and proceed taking the third left turn onto Gains Avenue. Longacre Mews can be accessed off either Gains Avenue or Briery Lane.

SITUATION

The property is conveniently located within the established residential development of Gains Park which offers a number of amenities including a Nisa mini supermarket, bakery, hair dressers, selection of takeaways, public house and a community centre. Also within close proximity is a larger Coop supermarket. The county town of Shrewsbury has a wide range of facilities and a fashionable range of amenities together with a rail service.

DESCRIPTION

7 Longacre Mews is a most desirable terraced property, which requires a scheme of renovation and improvement allowing all potential purchasers an opportunity to introduce their own designs. The ground floor accommodation affords a living room, dining room and kitchen. To the first floor there is a bedroom and shower room. Outside, the gardens predominantly sit to the rear and require landscaping. There is a designated parking space in a residents only car park.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

LIVING ROOM

12'1" x 8'10" (max)
With ornamental fireplace. Stairs rising to first floor. Large understairs cupboard.

DINING ROOM

9'2" x 6'6"
Twin glazed french doors to rear garden and archway through to:-

KITCHEN

8'6" x 5'6"
Providing eye and base level units comprising cupboards and drawers with worksurface area over. Stainless steel sink unit and drainer, part tiled walls.

BEDROOM

11'9" x 8'6" (max)
With two Velux windows, access to loft space, built in storage cupboard housing the gas fired central heating boiler.

SHOWER ROOM

Suite comprising low level WC, wash hand basin and shower cubicle with mains fed shower, inset tiling and part tiled walls.

OUTSIDE

The property benefits from a designated parking space in a residents only car park.

THE GARDENS

The gardens predominantly sit to the rear and are of a good size but do require landscaping, currently offering gravelled borders and a flagged patio.

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 'A' on the Shropshire Council Register.

VIEWINGS

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