

FOR SALE

2 Vaughans Cottages, Welshpool Road, Bicton Heath, Shrewsbury, SY3 5BQ

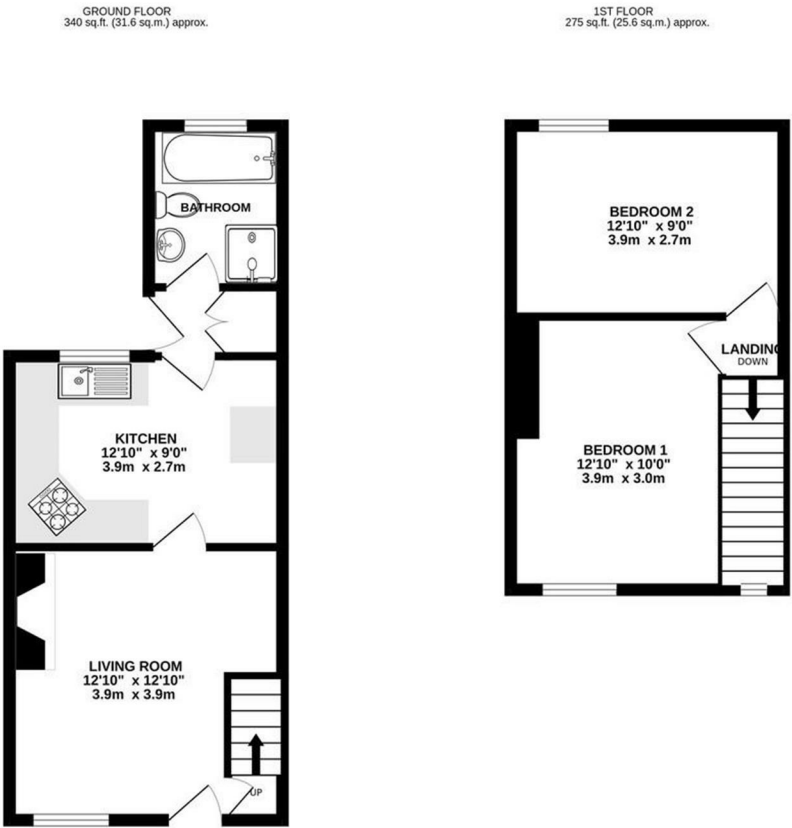


FOR SALE

Offers in the region of £167,500

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An attractive Victorian terraced house, providing improved and well proportioned accommodation, positioned in this convenient and popular locality.

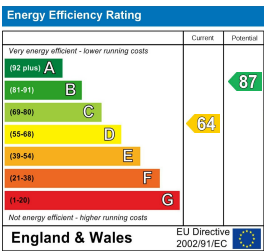


TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



01743 236444

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OnTheMarket.com




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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Attractive period cottage
- Well proportioned rooms
- Improved accommodation
- Two double bedrooms
- Modern bathroom
- Easily maintained outdoor space

DIRECTIONS

From Shrewsbury Town Centre, proceed to the Frankwell roundabout heading up The Mount to the Shelton traffic lights. Bear right and then immediately left and proceed along the Welshpool Road. Continue past the Ego Restaurant and after a short distance the property will be seen on the right hand side clearly identified by a Halls for sale board.

SITUATION

The property is conveniently located on the western outskirts of Shrewsbury and provides access to a number of local amenities including a Co-op supermarket, bus services, Royal Shrewsbury Hospital, a number of schools and the excellent town shopping centre. Shrewsbury also offers a rail service, whilst access is available to the A5 which links through to the east to Telford or alternatively north to Oswestry.

DESCRIPTION

2 Vaughans Cottages is a most attractive terraced cottage, which has undergone a number of improvements by the current owner, which include: new bathroom, upgraded central heating boiler and electrics, introduction of a damp course to some of the ground floor and the property has been reroofed. The accommodation offers an attractive living room, spacious kitchen and re-fitted bathroom all to the ground floor. To the first floor, there are two bedrooms. Outside, there is a useful yard area which provides space for potted plants.

ACCOMMODATION

Panelled entrance door leads into:-

LIVING ROOM

With period fireplace, slate hearth and oak surround. Half shutters fitted to window. Ceiling rose.

KITCHEN

Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap, wall mounted modern Baxi gas fired combination central heating boiler. Integral electric oven and grill with four ring Ariston gas hob unit over, part tiled walls, space and plumbing for washing machine, space for fridge freezer.

REAR HALL

With part glazed stable door to yard. Built in storage cupboard with shelving.

BATHROOM

Providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, panelled deep fill bath and shower cubicle with mains fed shower, inset aqua boarding and splash screen. Extractor fan and heated towel rail.

FIRST FLOOR LANDING

With access to loft space, doors off and to:-

BEDROOM ONE

With period fireplace.

BEDROOM TWO

OUTSIDE

The property is approached off street to the front.

THE GARDENS

The gardens are positioned to the rear and offer a yard with raised brick borders.

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.