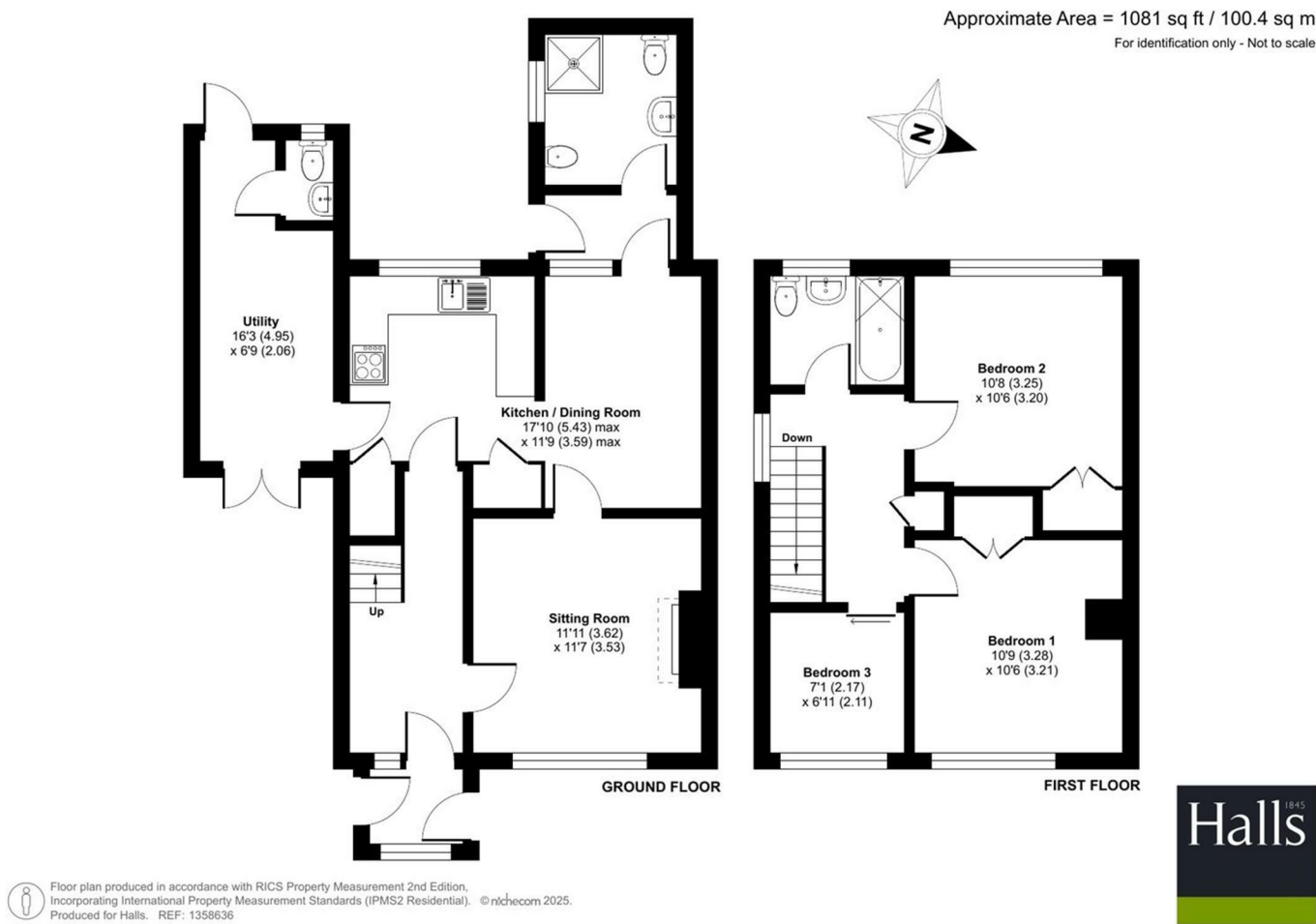


FOR SALE

12 Sussex Drive, Shrewsbury, SY3 7NG



FOR SALE

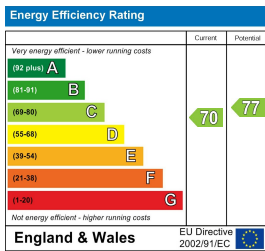
Offers in the region of £275,000

12 Sussex Drive, Shrewsbury, SY3 7NG

**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 most appealing and deceptively spacious semi detached house, offering extended accommodation which would benefit from a scheme of improvement, set with good sized gardens in this sought after location.



01743 236444


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





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Close to town amenities.

  
2 Reception  
Room/s

  
3 Bedroom/s

  
2 Bath/Shower  
Room/s





- Popular residential area
- Generously proportioned rooms
- Excellent scope to modernise
- Driveway parking and carport
- Good sized rear gardens
- NO ONWARD CHAIN

**DIRECTIONS**  
From Shrewsbury proceed down Wyle Cop, over the English Bridge getting in the right hand lane following the gyratory system around to the right, then bear left towards Coleham. Continue along onto Belle Vue Road then take the 6th left turn onto Brook Street. Continue ahead and take the left turn onto Sussex Drive and the property will be found on the right hand side.

**SITUATION**  
The property is most conveniently positioned in one of the more traditional and highly desirable residential areas just outside the town centre. There are a number of local amenities nearby including a selection of shops in Coleham which also includes a Primary School. The town centre offers an extensive range of social and leisure facilities including the Theatre Severn and Quarry Park. There is excellent access for commuters to the A5 and M54 and the town centre has a rail service.

**DESCRIPTION**  
Located in a quiet and sought-after cul-de-sac, this highly appealing extended semi-detached property offers generous living space and represents an excellent opportunity for modernisation and improvement. Ideal for buyers looking to add their own style, the property features rooms of pleasing proportions and scope to enhance further.

The ground floor comprises an entrance porch, reception hall, spacious living room, separate dining room, kitchen, rear lobby, and a convenient wet room. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from driveway parking, a car port, and a good-sized rear garden featuring lawns, planted borders, and excellent potential for landscaping or future extension (subject to the necessary consents).

A rare opportunity to acquire a well-located early viewing is highly recommended.

**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 'B' on the Shropshire Council Register.

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