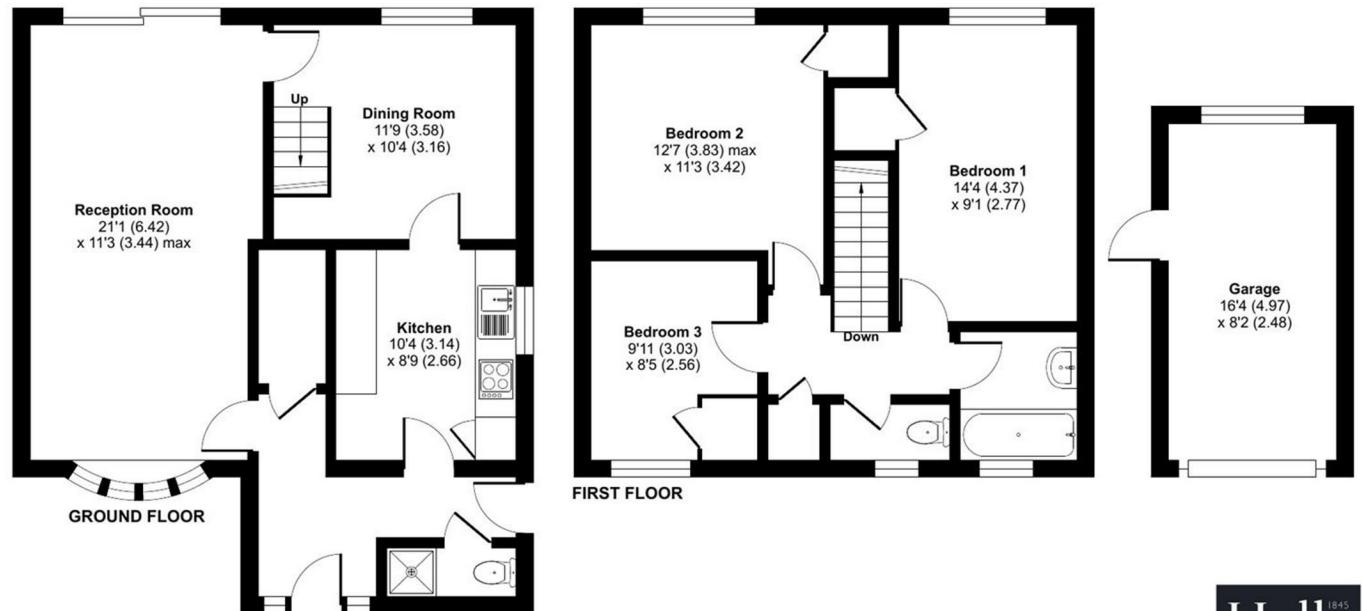


FOR SALE

9 Downfield Road, Shrewsbury, SY3 8YF



Approximate Area = 1078 sq ft / 100.1 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1211 sq ft / 112.4 sq m
For identification only - Not to scale

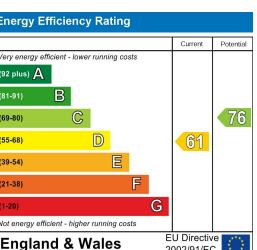


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1335544

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

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



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FOR SALE

Offers in the region of £360,000

9 Downfield Road, Shrewsbury, SY3 8YF

A most appealing and highly desirable detached house, providing well proportioned accommodation, set with garage and gardens in this popular and convenient location.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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Close to town amenities.

2 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- Convenient and popular location
- Well proportioned rooms
- Driveway parking and garage
- Easily maintained gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed to the Frankwell roundabout and take the second exit heading up The Mount. Follow this road past the garage service station on the left hand side and take the next left turn turning into Thornhill Road. Continue along taking the left turn into Downfield Road and the property will be identified on the left hand side.

SITUATION

The property occupies an attractive position in a sought after residential locality towards the western side of Shrewsbury. A number of amenities are available locally including Woodfield Infants School, St Georges Junior School and a selection of shops, tennis club and bus service. The town centre with its comprehensive range of facilities is within walking distance whilst commuters have ready access to the A5 and local motorway networks. There is a rail service is available in the town centre.

DESCRIPTION

9 Downfield is a well proportioned detached house, which will no doubt create excellent market appeal. The ground floor boasts a generous front to back living room, dining room and modern fitted kitchen. Also to the ground floor is a useful separate shower room. To the first floor, there are three bedrooms served by the bathroom and separate WC. Outside, there is driveway parking together with the garage. The gardens predominantly sit to the rear and these are extensively lawned with shrubbery beds and borders.

ACCOMMODATION

Panelled part glazed UPVC entrance door leads into:-

ENTRANCE HALL

With built in understairs storage cupboard, radiator. UPVC door to side.

LIVING ROOM

Providing a wealth of fitted shelving, sliding patio doors out to rear gardens.

DINING ROOM

Staircase to first floor, picture window overlooking rear garden.

KITCHEN

Providing a modern range of eye and base level units comprising cupboards and drawers with worksurface area over. One and a half bowl stainless steel sink unit and drainer with mixer tap, space and plumbing for dishwasher, space and connection for electric cooker, space for fridge freezer, built in pantry cupboard.

SHOWER ROOM

With a suite comprising low level WC and shower cubicle with inset tiling and wall mounted electric shower.

FIRST FLOOR LANDING

Access to loft space, built in cupboard housing the MAIN gas fired central heating boiler, doors off and to:-

BEDROOM ONE

With built in wardrobe.

BEDROOM TWO

With built in wardrobe.

BEDROOM THREE

With built in wardrobe.

BATHROOM

Providing a suite comprising a wash hand basin set in vanity unit with storage cupboards under, panelled bath with feeder shower attachment, fully tiled walls.

SEPARATE WC

With low level WC.

OUTSIDE

The property is approached over tarmacadam driveway which provides parking and gives pedestrian access to the front of the property and vehicular access to the garage.

GARAGE

With up and over entrance door, power and light points, pedestrian access door.

THE GARDENS

To the front, the gardens offer neatly manicured lawns with surrounding gravelled borders. The majority of the gardens are located to the rear and these are predominantly laid to lawn with shrubbery beds and borders, together with specimen trees. External cold water tap. Pedestrian access is available to the rear garden via a covered pathway to the side of the house.

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.