

FOR SALE

5 Pankhurst Way, Shrewsbury, SY2 5WB



FOR SALE

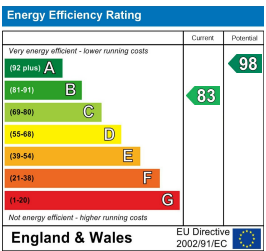
Offers in the region of £240,000

5 Pankhurst Way, Shrewsbury, SY2 5WB

**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



An immaculately presented end of terrace house, with landscaped gardens and parking, located in the popular residential area.



01743 236444


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



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two Double Bedrooms
- Fully Fitted Kitchen
- Open Plan Living dining area
- Parking Space
- Under NHBC Warranty
- Close To Amenities

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and continue over the English Bridge and through the traffic lights onto Abbey Foregate. On arrival at The Column roundabout take the first exit left onto Preston Street. Continue along Preston Street before turning right into Holland Drive. Proceed along Holland Drive until you come to a T junction. Turn left and the property will be seen on the right hand side.

SITUATION

The property is pleasantly situated in a quiet cul-de-sac location on this popular and desirable residential development. Close to local amenities including: shops, takeaways, schools, Shrewsbury college, a medical centre is within walking distance and there are excellent commuter links to the A5 and M54, whilst being less than two miles from the town centre.

DESCRIPTION

Occupying a lovely position within a popular modern development, this beautiful 2 bedroom property has been well maintained to provides well-designed accommodation. The ground floor boasts a spacious living dining room, a guest WC and a kitchen, to the first floor, there are two double bedrooms and a bathroom. The property also benefits from a private gardens and parking for 1 car.

ACCOMMODATION

RECEPTION HALL

Good sized reception hall with guest cloakroom and turning staircase to first floor landing.

GUEST WC

With WC and wash hand basin.

KITCHEN

A fully fitted kitchen with wall and floor units, complete with fully integrated gas hob, extractor, dishwasher, washer/dryer, electric oven and fridge/freezer.

LIVING/DINING ROOM

Open plan living/dining room with useful under stairs storage and glazed double doors to the private garden.

FIRST FLOOR LANDING

With doors off and to:-

BEDROOM ONE

With a built-in wardrobe and dressing area.

BEDROOM TWO

With views over the rear garden.

OUTSIDE

Outside to the front there is one parking space in front of the property with paved pathway to the front door.

THE GARDENS

There is a lovely landscaped garden that is mainly laid to lawn with two paved patios with an area for seating to the rear. There is also gated access to the side.

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.