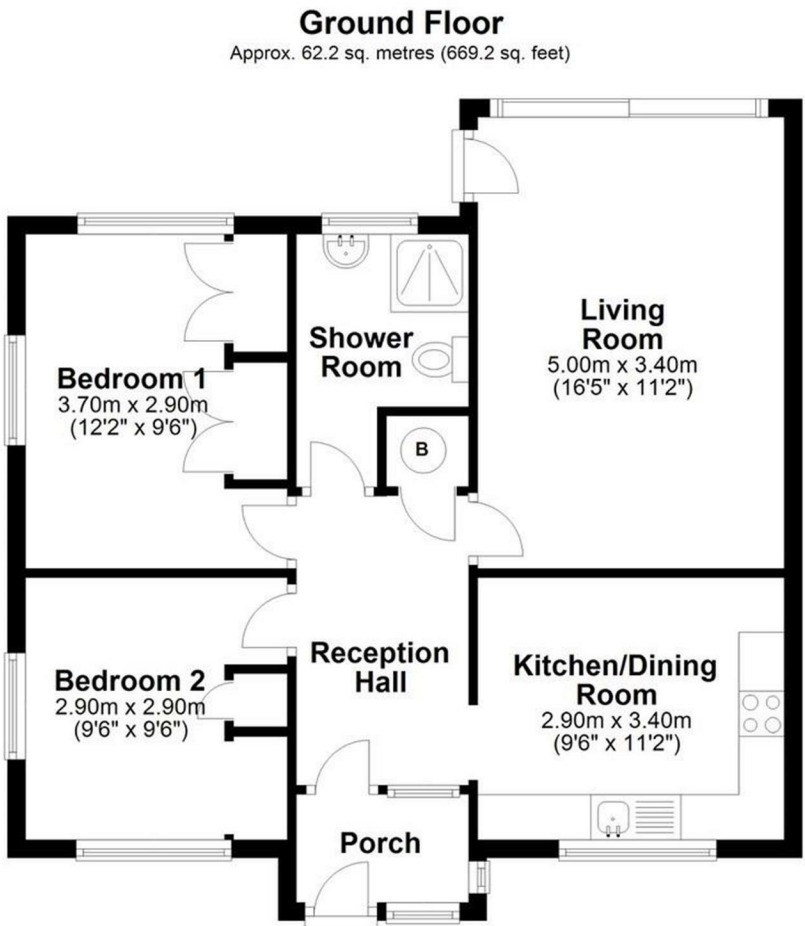


FOR SALE

16 Salcombe Drive, Shrewsbury, Shropshire, SY2 6SH



Total area: approx. 62.2 sq. metres (669.2 sq. feet)



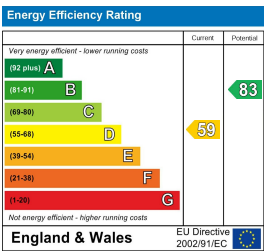
FOR SALE

Offers In The Region Of £250,000

16 Salcombe Drive, Shrewsbury, Shropshire, SY2 6SH

**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 desirable and neatly presented bungalow providing well proportioned rooms, set with garage and generous easily maintained gardens in this highly popular location.



01743 236 444


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




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 of 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.




Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- End of terrace bungalow
- Well proportioned rooms
- Driveway parking and garage
- Easily maintained gardens
- Close to amenities
- NO ONWARD CHAIN

**DIRECTIONS**  
From Shrewsbury town centre proceed down Wyle Cop and continue over the English Bridge. Proceed along Abbey Foregate to the Column roundabout and take the third exit left onto Wenlock Road. Proceed along Wenlock Road for approximately one mile taking the left turning into Kingston Drive. After a short distance take the first available right turn into Salcombe Drive, continue along and the property will be identified on the right hand side.

**SITUATION**  
The property is both pleasantly and conveniently located just off Wenlock and London Road towards the outskirts of the south eastern side of Shrewsbury, with the benefit of a number of local amenities including shops and supermarkets. Shrewsbury town centre itself offers a comprehensive range of social and leisure amenities together with a rail service.

**DESCRIPTION**  
16 Salcombe Drive is a most desirable and neatly presented end terrace bungalow which provides accommodation of generous proportions. The Reception Hall gives access through to the living room, with sliding doors out to the rear garden. The Kitchen Diner provides a range of units, whilst there are two double Bedrooms both with built in wardrobes. These are served by the Shower Room which has a white suite. Outside, there is a generous amount of driveway parking which also gives access to the Garage. The Gardens are of a most appealing size and have been extensively landscaped for ease of maintenance. NO ONWARD CHAIN.

**ACCOMMODATION**  
Part glazed UPVC entrance door leads into:

**ENTRANCE PORCH**  
With tiled floor and glazed door through to:

**ENTRANCE HALL**  
With access to loft space. Built in boiler cupboard housing the Worcester gas fired combination central heating boiler (installed in December 2022).

**LIVING ROOM**  
With ornamental fireplace. Large glazed sliding patio doors leading out to rear garden. Part glazed UPVC access door to rear.

**KITCHEN DINER**  
Tiled floor. Providing a range of eye and base level storage cupboards and drawers with work surface area over and incorporating stainless steel sink unit and drainer with mixer tap over. Part tiled walls and tiled splash. Integral electric oven and grill with 4 ring gas hob unit over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer.

**BEDROOM 1**  
Two pairs of built in double wardrobes.

**BEDROOM 2**  
Built in double wardrobe.

**SHOWER ROOM**  
Providing a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Corner shower cubicle with wall mounted electric shower and inset tiling.

**OUTSIDE**  
The property offers driveway parking for circa two vehicles whilst also giving access to the garage and pedestrian access to the front and side of the bungalow.

**GARAGE**  
With metal up and over entrance door. Power and light points. Pedestrian part glazed UPVC door to rear.

**THE GARDENS**  
To the front the gardens are laid for ease of maintenance and offer gravelled borders containing various shrubs and plants. To the rear is an appealing covered seating area with adjoining flagged patio. The majority are laid for ease of maintenance with gravelled seating areas and surrounding shrubbery borders and a raised section of lawn.

**GENERAL REMARKS**  
**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**  
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)