

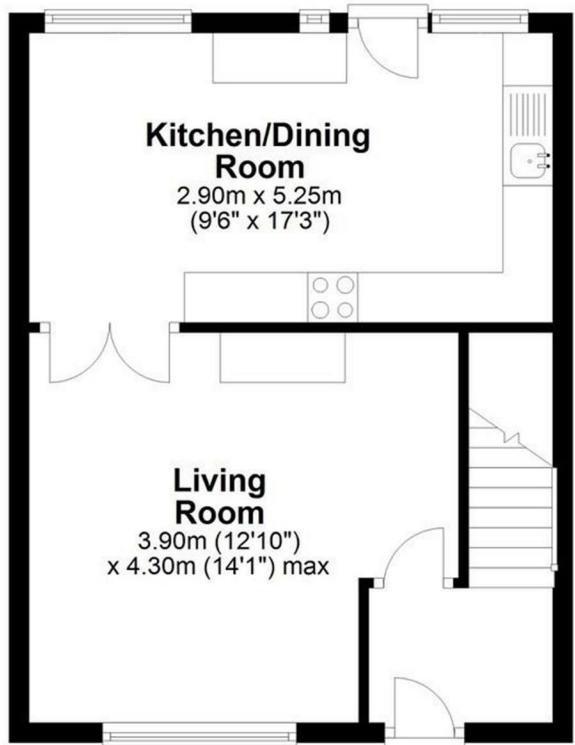
FOR SALE

49 Allerton Road, Shrewsbury, Shropshire, SY1 4QJ

Halls¹⁸⁴⁵

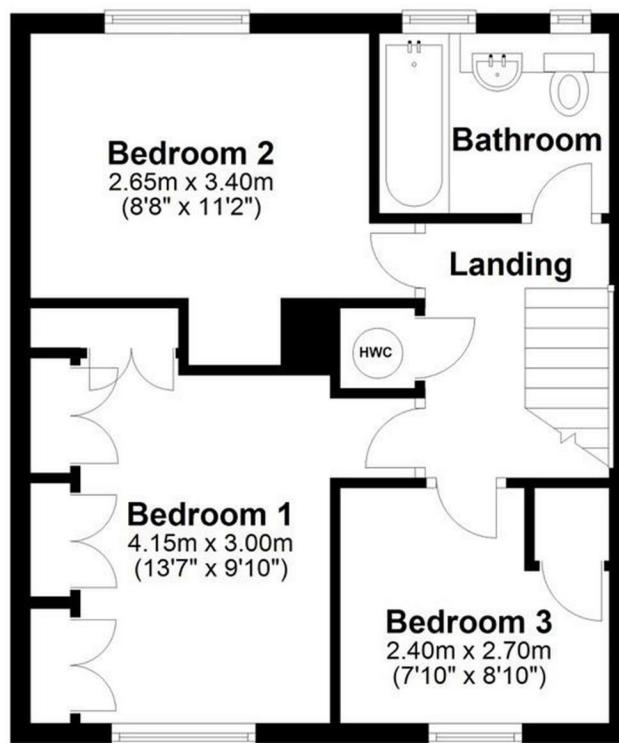
Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



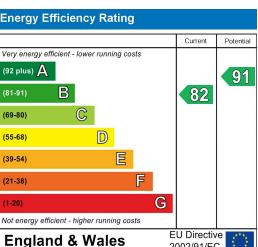
First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 76.4 sq. metres (821.9 sq. feet)

Energy Performance Rating



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.



Offers In The Region Of £189,500

49 Allerton Road, Shrewsbury, Shropshire, SY1 4QJ

A well proportioned and most desirable terraced house set with easily maintained gardens in this popular residential location. NO ONWARD CHAIN.



Halls¹⁸⁴⁵

01743 236 444

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

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Close to amenities.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **Terraced house**
- **Well proportioned**
- **Gas fired central heating**
- **Solar panels**
- **Easily maintained gardens**
- **NO ONWARD CHAIN**

DIRECTIONS

From Shrewsbury Town Centre follow Castle Foregate and continue straight ahead at the mini roundabout eventually reaching the Heathgates roundabout. Take the second exit onto Sundorne Road and continue straight over the next mini roundabout taking the left hand turn into Moston Road. Take the first right into Allerton Road and continue along, the property will be found on the right hand side.

SITUATION

Allerton Road is situated in the centre of this established residential area towards the north east outskirts of Shrewsbury. There are a selection of local amenities including shops, various retail outlets including Morrisons and Tesco supermarkets, schools, together with a bus service. Commuters will also find that quick access is provided to the A49 bypass which links to the A5 and M54 motorway through to Telford.

DESCRIPTION

49 Allerton Road is a most desirable and generously proportioned terraced house. The ground floor boasts a generous living room with open plan kitchen diner to the rear. To the first floor there are three bedrooms all served by the bathroom which has a white suite. There is also ladder access to a plastered out and insulated attic room. Outside, the gardens are located to the rear and offer a covered seating area, easily maintained lawns and floral shrubbery beds and borders.

ACCOMMODATION

Panelled part glazed UPVC entrance door leads into:

ENTRANCE HALL

With staircase to first floor and door to:

LIVING ROOM

With dado rail. Wall mounted gas fire with back boiler. Twin panelled pine doors through to:

KITCHEN DINER

With tiled floor and 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. Space and plumbing for washing machine. Space and connection for a gas cooker. Part tiled walls and tiled splash. Panelled part glazed UPVC door to rear garden.

FIRST FLOOR LANDING

With access to loft storage room (fully insulated and plastered throughout). Built in airing cupboard housing the insulated hot water cylinder.

BEDROOM 1

Providing an extensive range of fitted bedroom furniture comprising wardrobes and drawer units.

BEDROOM 2

With built in wardrobe.

BEDROOM 3

With built in wardrobe and shelving.

BATHROOM

Providing a white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, panelled bath with electric shower over. Splash screen. Part tiled walls.

OUTSIDE

The property is approached off street to the front through a timber gate.

THE GARDENS

Adjoining the rear of the property is a useful covered area and two useful brick garden stores with power and light. Concrete seating area with additional area for potted plants. Neatly maintained areas laid to lawn with well stocked surrounding shrubbery beds and borders containing numerous plants including roses. A covered passageway provides access to the front of the property.

GENERAL REMARKS

AGENTS NOTE

The property has the benefit of solar panels positioned on the front section of the roof.

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 A. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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