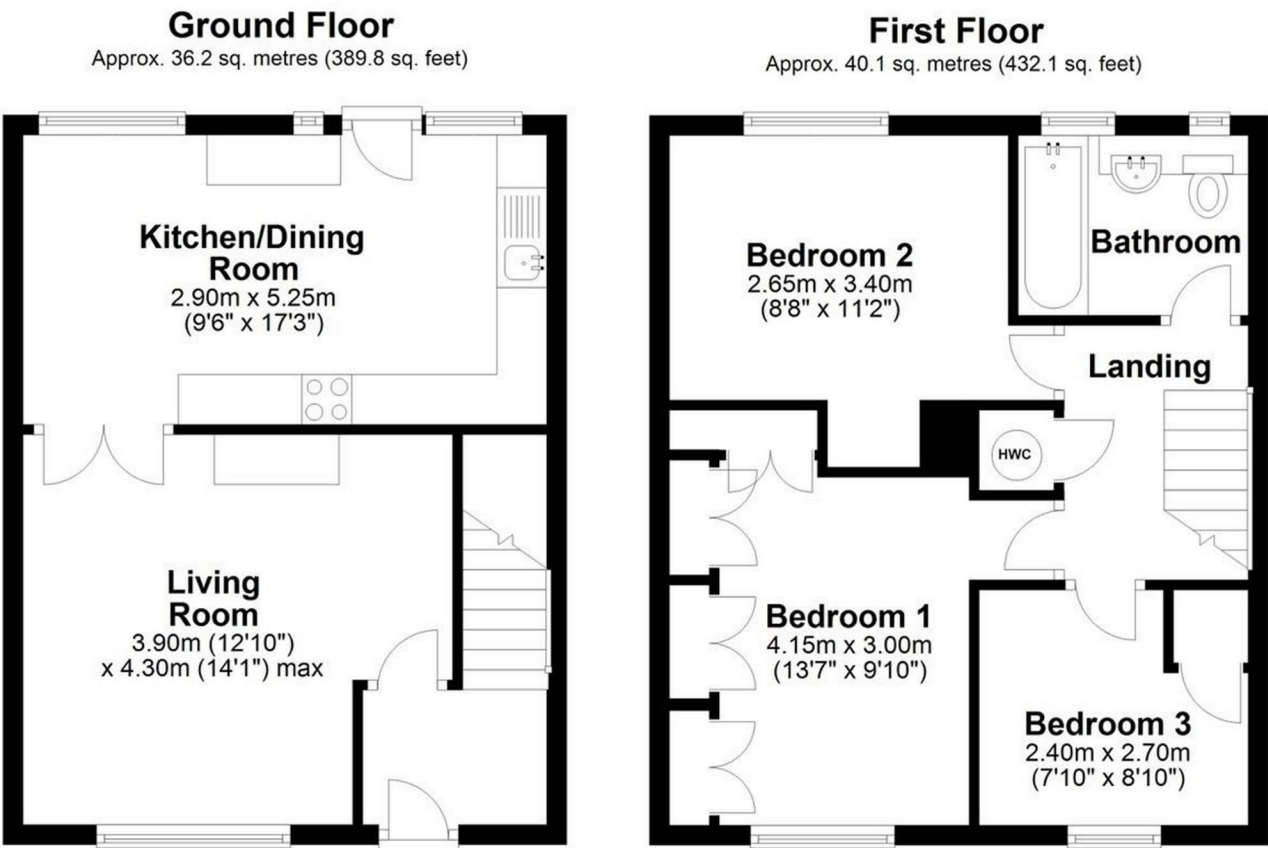


FOR SALE

49 Allerton Road, Shrewsbury, Shropshire, SY1 4QJ



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



FOR SALE

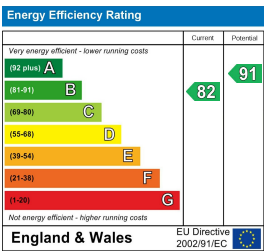
Offers In The Region Of £189,500

49 Allerton Road, Shrewsbury, Shropshire, SY1 4QJ

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




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
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@hallsgb.com