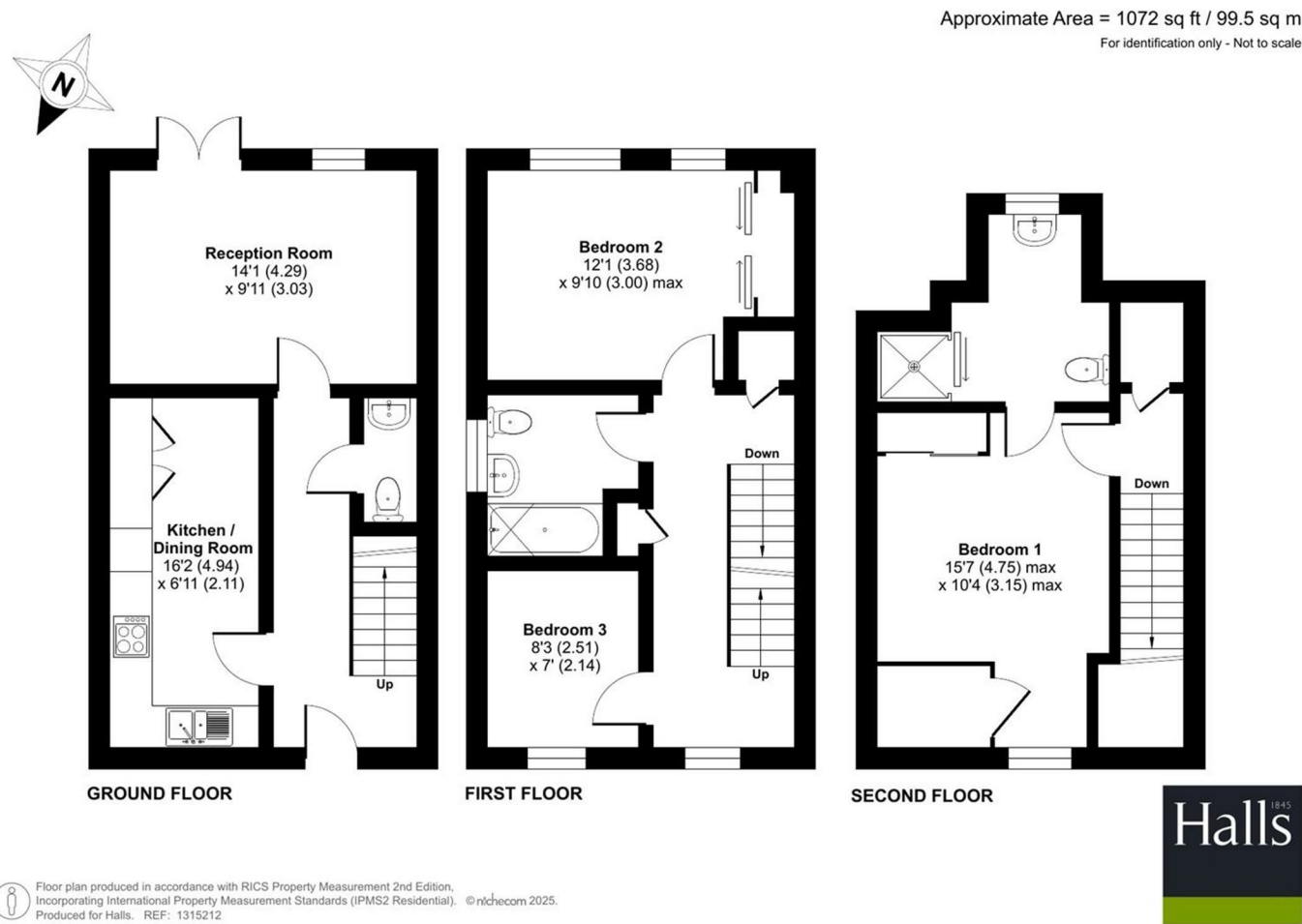


FOR SALE

8 Drapers Rise, Shrewsbury, SY3 9FN



FOR SALE

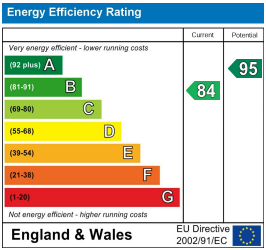
Offers in the region of £295,000

8 Drapers Rise, Shrewsbury, SY3 9FN

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 beautifully presented and attractively proportioned end of terrace town house, providing driveway parking and easily maintained south facing gardens on this sought after development.



01743 236444

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



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Close to town amenities.



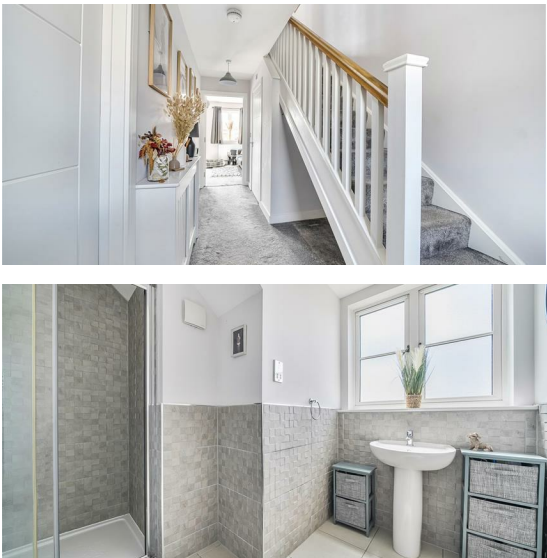
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular and convenient location
- Beautifully presented throughout
- Rooms of pleasing proportions
- Driveway parking
- Easily maintained gardens
- South facing aspect

DIRECTIONS
From Shrewsbury, take the Longden Road and proceed past the Priory and Meole Brace schools heading out of town. Continue past the Nuffield and take the right turning at the mini roundabout. Proceed onto Tannersdale and continue passing the central green on the right hand side. At the junction turn right and the property will be seen after a short distance on the right

SITUATION
The property is attractively situated beyond the western outskirts of Shrewsbury having easy access to an excellent range of schools, Meole Brace retail park and the town centre. Shrewsbury offers numerous social and leisure facilities, including an excellent range of shops and restaurants. Commuters have ready access to the A5 leading to the M54 and Telford and the Midlands beyond. There is a rail service available in the town centre.

DESCRIPTION
8 Drapers Rise is a beautifully presented and attractively proportioned three storey townhouse. The ground floor comprises a living room with French doors leading out to the rear garden, kitchen contains a number of integrated appliances and a guest WC. To the first floor there are two bedrooms and the bathroom whilst the second floor afford the principal suite with a generous bedroom and impressive en-suite shower room. Outside, there is driveway parking for circa two vehicles. The gardens are positioned to both the front and rear and offer lawns, borders and patio seating areas. The rear gardens benefit from a southerly facing aspect.

ACCOMMODATION
Storm porch with panelled part glazed entrance door leading into:-

ENTRANCE HALL
Staircase to first floor, doors off and to:-

GUEST WC
Tiled floor, white suite comprising low level WC, pedestal wash hand basin with tiled splash, extractor fan.

LIVING ROOM
With twin glazed french doors out to the rear gardens.

BREAKFAST KITCHEN
Tiled floor and providing an attractive modern range of eye and base level dual colour units comprising soft close cupboards and drawers with generous worksurface area over and incorporating a one and half bowl stainless steel sink unit and drainer with mixer tap over. Space and plumbing for washing machine, integral wine fridge, integral Zanussi oven and grill with four ring induction hob unit and filter hood. Integral Zanussi dishwasher, cupboard housing the wall mounted Valiant gas fired central heating boiler. Integral fridge freezer.

FIRST FLOOR LANDING
With staircase rising to second floor, two built in storage cupboards.

BEDROOM TWO
With generous built in wardrobe with mirror fronted sliding doors. Pleasant aspect over central green with views towards hills over rooftops in the distance.

BEDROOM THREE

BATHROOM
Tiled floor and providing a modern suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, part tiled walls, splash screen, wall mounted heated towel rail and extractor fan.

SECOND FLOOR LANDING
Deep built in linen storage cupboard.

BEDROOM ONE
With built in double wardrobe with mirror fronted sliding doors, built in eaves storage cupboard, access to loft space and door to:-

ENSUITE SHOWER ROOM
Tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and generous shower cubicle with mains fed shower with drench head and additional feeder shower attachment, inset tiling, sliding splash screen, shaving connection point, heated towel rail.

OUTSIDE
The property is approached over a block paved driveway with space for circa 2 vehicles.

THE GARDENS
To the front, the gardens offer neatly maintained lawns with a flagged pathway giving access to the front and side of the property. Low maintenance hedgerows and borders. The majority of the gardens are located to the rear and these offer a flagged patio entertaining area, with adjoining lawns. To the top section of garden is a raised decked sun terrace seating space. Timber and felt storage shed. External cold water tap. External double power socket.

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 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.