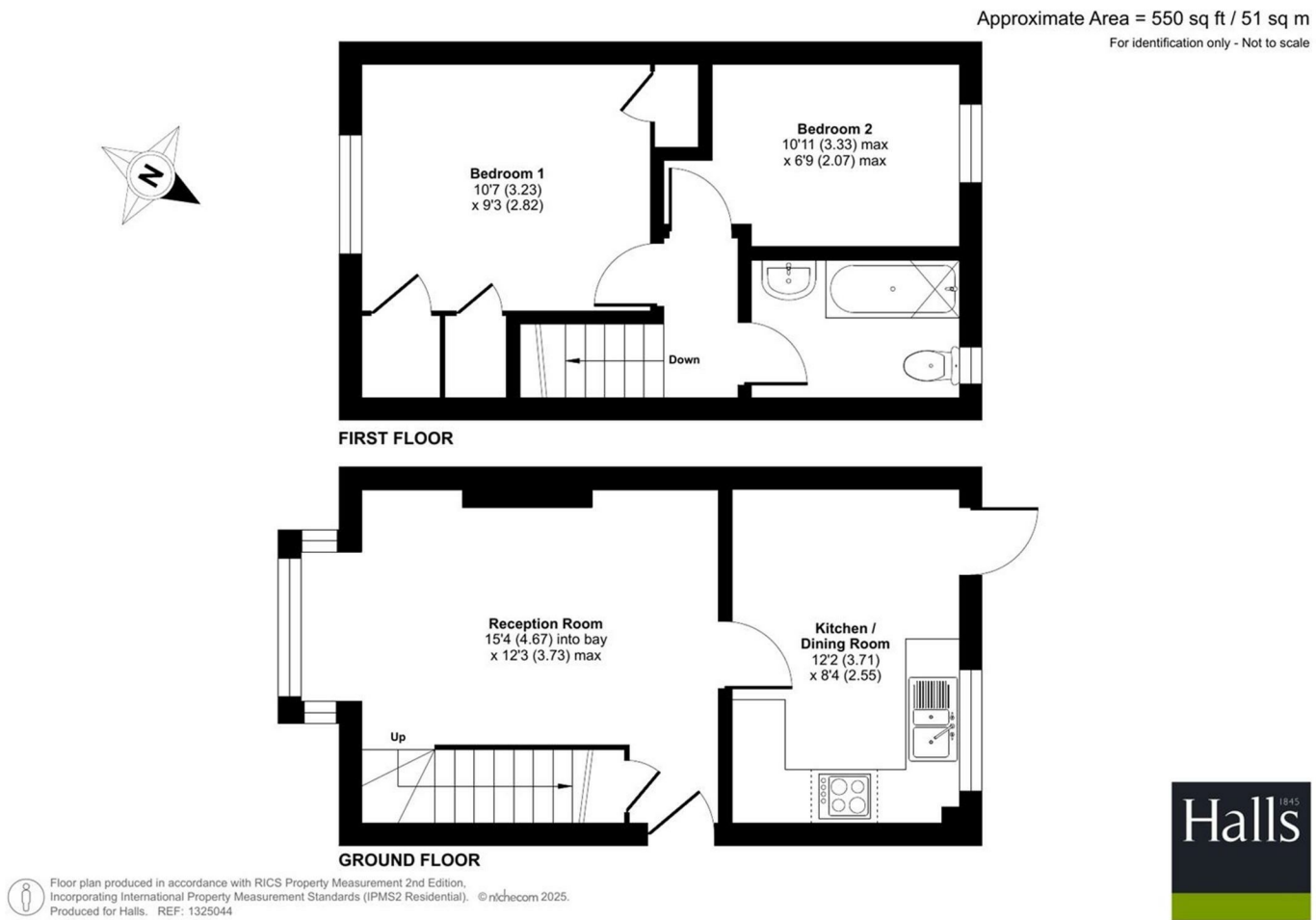


FOR SALE

2 Walsham Close, Radbrook, Shrewsbury, SY3 6DN



FOR SALE

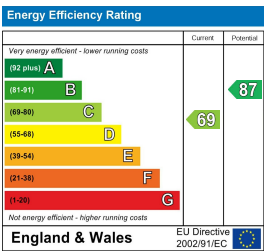
Offers in the region of £215,000

2 Walsham Close, Radbrook, Shrewsbury, SY3 6DN

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 attractively presented semi-detached house, with generous driveway parking and spacious gardens in this highly sought after locality.




01743 236444


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




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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Quiet cul-de-sac position
- Neatly proportioned
- Attractively presented
- Generous driveway parking
- Front and rear gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge until reaching the Frankwell Island. Take the first exit onto Cophorne road and proceed ahead, taking the left turn into Pengwern Road. Follow the Pengwern Road taking the right turn onto Porthill Road. At the roundabout, head straight over onto Radbrook Road and continue over the first mini roundabout, taking the first left turn at the second mini roundabout. Continue along Bank Farm Road, passing the Co-op supermarket on the right hand side and after a short distance turn right into Stanhill Road. Follow this road round to the left and then turn right into Walsham Close where number 2 will be found on the right hand side.

SITUATION

The property is attractively positioned in the highly popular area of Radbrook, which offers a superb range of amenities, including a shopping centre, post office, doctors and dentals surgeries and takeaways. A regular bus services gives access to the town centre, which has both a fashionable and comprehensive range of social and leisure facilities together with a rail service.

DESCRIPTION

2 Walsham Close is an attractively proportioned and neatly appointed semi-detached house. The ground floor offers a living room with bay window, whilst the kitchen diner is fitted with modern units and gives access out to the rear gardens. To the first floor, there are two bedrooms and the bathroom. Outside, there is a generous amount of driveway parking and the gardens are predominantly lawned together with patio seating areas and herbaceous borders.

ACCOMMODATION

Storm porch with panelled part glazed entrance door leads into:-

LIVING ROOM

Brick and tiled fireplace housing gas fire, bay window, staircase to first floor and built in understairs storage cupboard.

KITCHEN DINER

Providing a range of modern gloss eye and base level units comprising cupboards and drawers with worksurface area over and incorporating a one and half bowl sink unit and drainer with mixer tap, integral Indesit electric oven and grill with four ring electric hob unit over and filter hood. Space and plumbing for washing machine, space for fridge, space for freezer, part glazed door to rear garden.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE

With two built in wardrobes and a built in storage cupboard housing the Worcester gas fired central heating boiler.

BEDROOM TWO

Overlooking rear gardens.

BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over, fully tiled walls.

OUTSIDE

The property is approached over a generous tarmac driveway which extends down the side of the property, offering a good amount of parking.

THE GARDENS

To the front, the gardens provide neatly maintained lawns. The majority of the gardens are located to the rear and these comprise a flagged patio seating area with adjoining flowing lawns. External cold water tap.

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.