

COUNCIL TAX

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'B'.

VIEWINGS

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

TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 6 months. A security deposit of £980 (5 weeks) will be required to be held by the DPS.

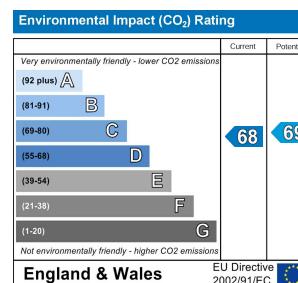
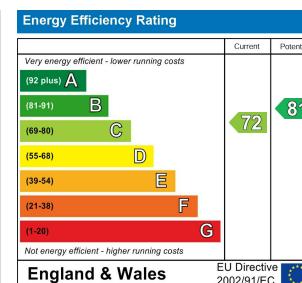


TO LET

£850 PCM Per calendar month

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



38 Greenfields Gardens, Shrewsbury, Shropshire, SY1 2RN

An immaculately presented and particularly spacious apartment, with designated parking and delightful views, located in a most convenient position.
(PART FURNISHED) AVAILABLE NOW



01743 236 444

Shrewsbury Lettings
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsrb.com



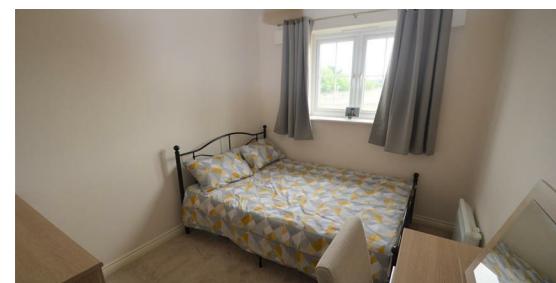
IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the 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 centre.

0 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- **Immaculately presented**
- **Spacious apartment**
- **Convenient position**
- **Designated parking**
- **Delightful views**
- **EPC - C**

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road around into Coton Road, which leads into Ellesmere Road. Proceed through the traffic lights and at the mini roundabout turn right into the new development. Follow the road for a short distance and down the bank where there will be an archway on the right side. Turn right under the arch and the apartment will be easily found.

SITUATION

The apartment is particularly well situated in this most popular area of the town and is conveniently placed for access to Shrewsbury town centre which is within walking distance. Close by there are a number of amenities including a general store and Post Office together with a primary school, whilst the town centre itself offers a more comprehensive range of shopping, leisure and social facilities together with a rail service. Commuters will be pleased to note that easy access can be gained to the A5 and onto the M54 motorway.

DESCRIPTION

38 Greenfields Gardens is a most desirable particularly spacious apartment in excellent decorative order. This apartment has the added benefit of a delightful outlook with panoramic views from the Wrekin to the Market Hall Clock Tower.

ACCOMMODATION

Entrance door leading into:

ENTRANCE HALL

Wall mounted Dimplex electric heater. Built in storage cupboard with shelving. Built in airing cupboard housing the hot water cylinder. Wall mounted Telecom entry system. Doors to:

LOUNGE DINER

16'2" x 11'1" (4.95 x 3.40)

With wall mounted Dimplex electric heater. Twin glazed French doors leading to Juliet balcony. Providing panoramic views from the Wrekin, over the town centre including the Castle right round to the Market Hall Tower clock.

KITCHEN

9'3" x 9'3" ext 11'5" (2.84 x 2.82 ext 3.48)

Providing a modern range of eye and base level storage cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap over. Integral whirlpool electric oven and grill with 4 ring electric hob over, stainless steel splash and whirlpool extractor hood. Hotpoint washing machine. Samsung fridge freezer. Wall mounted electric heater. Window with attractive aspect.

BEDROOM 1

12'4" x 9'8" ext 11'6" (3.76 x 2.95 ext 3.53)

With wall mounted Dimplex electric heater. Providing a range of bedroom furniture including bedside drawer units. Fitted double wardrobe with mirror fronted sliding doors and lighting. A further 6 drawer chest. Door to:

ENSUITE

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash. Shower cubicle with inset tiles. Wall mounted Mira electric shower unit and splash screen. Extractor fan and wall mounted heated towel rail.

BEDROOM 2

11'6" x 8'2" (3.53 x 2.49)

With wall mounted electric Dimplex heater.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin, panelled bath and part tiled walls. Extractor fan. Wall mounted electric heated towel rail.

OUTSIDE

The property provides a designated parking space.

AGENTS NOTE

Furnishings include:

Washing machine

Fridge Freezer

Wardrobe

Two Chest of Drawers

3 Bedside Tables

Blinds in Kitchen and Main Bedroom

Curtain poles in Living Room and both Bedrooms

SERVICES

Mains water, electricity and drainage are understood to be connected.