

10 Dymond Drive, The Spinney, Shrewsbury, Shropshire,
SY2 6FY

www.hbshrop.co.uk



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Offers In The Region Of £295,000

Viewing: strictly by appointment
through the agent

Occupying a particularly secluded cul-de-sac position, this is a modern, well presented and deceptively spacious three bedroom semi detached house which boast instantly appealing living accommodation throughout and pleasing south westerly facing rear enclosed garden. The property is situated on this popular recently constructed development by Bellway Homes and is well placed for easy access to local amenities, the Shrewsbury town centre and local bypass which links up to the M54 motorway network. Early viewing comes highly recommended buy the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner, first floor landing, master bedroom with stylish ensuite shower room, two further bedrooms, attractive family bathroom, front and south westerly facing rear enclosed gardens, good size driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrance hallway
Having radiator.

Door from hallway gives access to:

Cloakroom
Having low flush WC with hidden cistern, wall mounted wash hand basin with mixer tap over, tiled floor, radiator, extractor fan to ceiling.

Door from entrance hallway gives access to:

Lounge
16'10 max reducing down to 13'5 min x 12'8
Having UPVC double glazed window to front, two radiators, understairs storage cupboard, wall mounted digital heating control panel.

Door from lounge gives access to:

Modern kitchen/diner
15'7 x 11'3 max reducing down to 7'10
Having contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven, four ring gas hob with stainless steel cooker canopy over, fitted wooden style worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled floor, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, recessed spotlights to ceiling, radiator.

From lounge stairs rise to:

First floor landing
Having loft access.

Doors then give access to: Three bedrooms and attractive family bathroom.

Bedroom one
10'1'8 x 10'3
Having UPVC double glazed window to rear, radiator, over stairs store cupboard.

Door from bedroom one gives access to:

Stylish ensuite shower room
Having tiled shower cubicle, low flush WC with hidden cistern, pedestal wash hand with mixer tap over, part tiled to walls, UPVC double glazed window to side, tiled floor, recessed spotlights, extractor fan to ceiling, radiator.

Bedroom two
10'1 x 8'3
Having UPVC double glazed window to front, radiator.

Bedroom three
7'0 x 6'8
Having UPVC double glazed window to front, radiator.

Attractive family bathroom
Having a three piece suite comprising: Panel bath, pedestal wash hand basin with mixer tap over, WC with hidden cistern, shaver point, part tiled to walls, extractor fan, recessed spotlights to ceiling, radiator, tiled floor.

Oustide
The property occupies a lovely position having a front garden comprising: Shrubs and flowers, paved pathway giving access to front door. To the side of the property there is a generous driveway with gated access leading the property:

South westerly facing rear gardens
Having large paved patio, raised beds, lawn garden, timber garden shed. The rear gardens are enclosed by fencing.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

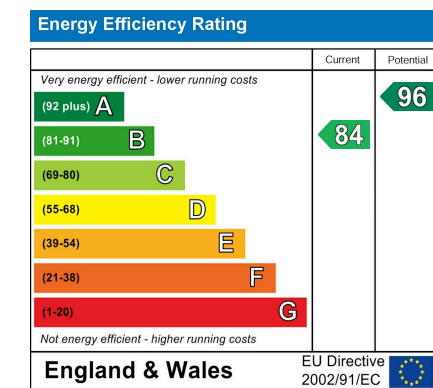
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

