

3 Earlswood, Off Racecourse Lane, Shrewsbury,  
Shropshire, SY3 5JB

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**Offers In The Region Of £430,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position on a generous size plot, this is a spacious, improved and well presented four/five bedroom detached house, which offers buyers versatile and appealing living accommodation throughout. The property is located in this favoured residential location within close proximity to well regarded schooling, good local amenities and The Royal Shrewsbury Hospital. Access to the medieval town centre is readily accessible as is the local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, UPVC double glazed conservatory, spacious L shaped kitchen / breakfast room, snug / study / occasional bedroom, laundry room, shower room with wc, first floor landing, four bedrooms, re-fitted family bathroom, generous front, side and rear enclosed gardens, driveway, UPVC double glazing, gas fire central heating, pleasing cul-de-sac position, popular residential location and early viewing is recommended by the agent.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having UPVC double glazed window, radiator and vinyl floor covering.

Door to:

**Dining room**

13'6 x 12'11 max into staircase recess

Having UPVC double glazed window front, coving to ceiling, under stairs storage cupboard and vinyl floor covering. Door from dining room gives access to:

**Lounge**

18'1 x 11'9

Having UPVC double glazed window to front, two radiators, coal effect gas fire set to a marble style heart with decorative fire surround and wall light points. UPVC double glazed sliding door from lounge gives access to:

**UPVC double glazed conservatory**

16'11 x 9'7

Having brick base, UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens, polycarbonate roof, tiled floor and wall mounted Dimplex electric heater.

Door from dining room and UPVC double glazed door from conservatory gives access to:

**Re-fitted L shaped kitchen / breakfast room**

19'0 x 12'10 max

Comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, dish washer, five ring gas hob with concealed cooker canopy over, integrated fridge, glass display cabinets, fitted worktops with inset stainless steel sink drainer unit and mixer tap over, three UPVC double glazed windows, tiled effect flooring, coving to ceiling, and radiator. Door from kitchen / breakfast room gives access to:

**Shower room**

Having tiled shower cubicle, wash hand basin set to vanity unit, wc with hidden cistern, built-in cupboards and drawers, fitted mirror with spotlights above, UPVC double glazed window to rear, radiator and tiled floor.

Door from kitchen / breakfast room gives access to:

**Snug / study / occasion bedroom**

12'10 x 8'10

This multipurpose room comprises: UPVC double glazed window to front, wood effect flooring, radiator and loft access.

Door from snug / study / occasional bedroom gives access to:



**Laundry room**

9'0 x 4'7

Having space for appliances, wall mounted gas fired central heating boiler, UPVC double glazed window to rear and wood effect flooring.

From dining room stairs rise to:

**First floor landing**

Having UPVC double glazed window to rear and linen store cupboard. Doors from first floor landing then give access to four bedrooms and re-fitted family bathroom.

**Bedroom one**

13'7 max x 11'3

Having UPVC double glazed window to front, radiator, loft access, recess spotlights and coving to ceiling.

**Bedroom two**

12'4 max into wardrobe recess reducing to 8'5 excluding wardrobe recess x 11'8

Having UPVC double glazed window to front, radiator, a wide range of fitted wardrobes with chest of drawers, recess spotlights and coving to ceiling.

**Bedroom three**

9'7 x 7'8

Having UPVC double glazed window to rear and radiator.

**Bedroom four**

8'7 max into wardrobe recess x 6'9 max into wardrobe recess

Having UPVC double glazed window to rear, radiator, range of fitted wardrobes, storage cupboard and chest of drawers.

**Re-fitted family bathroom**

Having a three piece white suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, wash hand basin with mixer tap over, storage cupboards and drawers below, low flush wc, vinyl floor covering, fully tiled to walls, recess spotlights to ceiling and UPVC double glazed window to side.

**Outside**

The property occupies a pleasing cul-de-sac position to the front there is a generous paved sun terrace with well maintained lawned gardens, mature shrubs, plants, bushes and tree. To the side of this there is a tarmac driveway proving ample off-street parking. Gated side access then leads to:

**Goos size wraparound rear gardens**

Comprising: Extensive Indian sandstone paved patio, outside cold tap, lighting point, lawned gardens, paved sun terrace, inset shrubs, plants and bushes. The rear gardens are enclosed and offer relatively good levels of privacy.

**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 D**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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