



Helping *you* move



22 Poynton Road, Shawbury

Situated in the popular residential locality of Shawbury, being served by a range of neighbourhood amenities and Primary School, this Three Bedroom Detached House (linked by a car-port) also benefits from a Garage.

Offers in the Region of

£279,950

22 Poynton Road, Shawbury, Shropshire, SY4 4JR

Overview

- Link Detached House
- Lounge
- Kitchen / Diner
- Conservatory
- Three Bedrooms
- Bathroom
- Garage, Car Port & Driveway
- Established Rear Garden
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC D, Council Tax C



Location

Situated in Shawbury which is served by a range of local neighbouring amenities including a Primary School, Post Office, Petrol Station and two Public Houses. Excellent road networks connect the property to all parts of the area including, Shrewsbury, Wem, Whitchurch, Market Drayton and beyond.

Brief Description

The property is approached into a Reception Hall with useful cupboard and stairs to the first floor. A door opens into the Lounge with bow window to the fore, attractive feature fireplace with electric fire and door opening into the Kitchen / Diner which offers a range of high gloss fronted drawers, base and wall mounted units, complementary working surfaces, inset sink unit, built-in oven with hob over, useful under stairs pantry cupboard; door to the car-port area, window to rear and sliding patio doors opening into the Conservatory which overlooks the rear garden and has French doors opening to the garden.



Stairs ascend to the first floor Landing with airing cupboard housing the boiler and window to side. Bedroom One overlooks the front, Bedroom Two is on the rear with two built-in wardrobes and Bedroom Three, with access to loft space, overlooks the front and has a built-in over stairs cupboard. The Bathroom is L shaped and has a white three piece suite with useful vanity storage cupboards. The accommodation benefits from gas central heating and upvc double glazing.

Externally, the property is approached over a tarmacadam driveway with adjacent slate frontage; Car-port leads to the Garage with up-and-over door, pedestrian door into the rear garden - having a paved patio area, lawned garden, shrub borders and shed (9'4 x 9'4).



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Shropshire County Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

Entering Shawbury from the High Ercall direction via the B5063; at the T junction turn left onto the A53 and carry on into the village of Shawbury. At the traffic lights proceed ahead and take the first left into Church Road (opposite The Elephant and Castle) continue along and into Poynton Road, past the Church and playing field on the left - no.22 will be found a short way along on the right hand side just after the turning for Hazeldine Crescent.

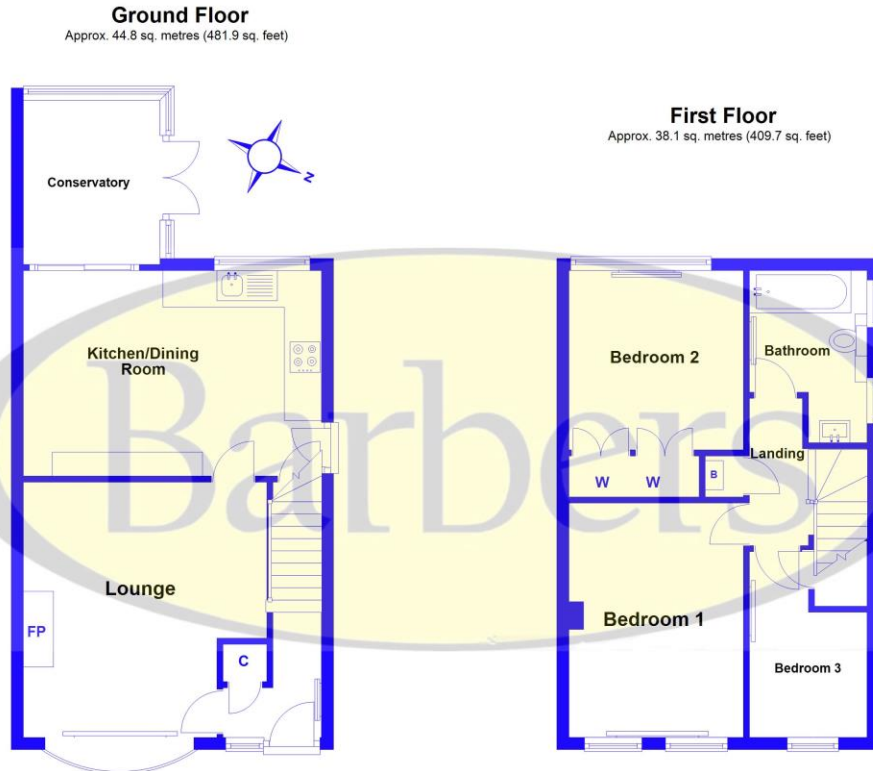
METHOD OF SALE

For Sale by Private Treaty.

WE33591.220823

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 82.8 sq. metres (891.6 sq. feet)
 This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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All measurements quoted are approximate:

- LOUNGE** 13' 2" x 13' 9" (4.01m x 4.19m) max.
- KITCHEN / DINER** 16' 1" x 11' 1" (4.9m x 3.38m)
- CONSERVATORY** 9' 7" x 7' 8" (2.92m x 2.34m)
- BEDROOM ONE** 14' 1" x 9' 6" (4.29m x 2.9m)
- BEDROOM TWO** 9' 7" x 9' 7" (2.92m x 2.92m)
- BEDROOM THREE** 10' 6" x 6' 3" (3.2m x 1.91m)
- BATHROOM** 6' 6" x 6' 1" (1.98m x 1.85m) plus further recess area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD
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 Email: wellington@barbers-online.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.