

FOR SALE

45 Woodvine Road, Arlington Way, Shrewsbury, SY1 4NR



To the front the gardens offer a neatly maintained lawn leading to a side access gate to the rear. The rear gardens are currently laid to lawn for ease of maintenance and offer all potential purchasers an opportunity to introduce their own designs and tastes.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'D'.

TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.



FOR SALE

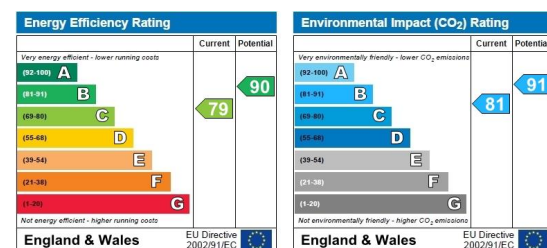
Offers in the region of £215,000

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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 Ratings



REDUCED FOR A QUICK SALE - NO ONWARD CHAIN

A well proportioned and neatly presented modern detached family home set with garage and gardens in a most convenient location.



01743 236444

Shrewsbury office:
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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Mileages; Close to town amenities



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious accommodation
- Excellent condition
- Easily maintained garden
- Garage and driveway
- Close to town amenities
- No onward chain

DIRECTIONS

From Shrewsbury town centre head out to the Heathgates roundabout, taking the 2nd exit onto Sundorne road and continue almost to the end taking the left turn onto Featherbed lane. Right turn at the mini roundabout into Arlington Way and after a short distance turn right into Woodvine road and at the first bed go left along a private drive and follow this around to the right where the property will be found at the end.

SITUATION

The property is situated on this modern development in an established residential area towards the north-east outskirts of Shrewsbury. There are a selection of local amenities including shops, various retail outlets including Tesco and Morrisons Supermarkets together with schools and a bus service. Commuters will find quick access is provided to the A49 by-pass which links to the M5 and M54 motorway through to Telford and beyond.

DESCRIPTION

45 Woodvine Road is a most desirable modern detached family home providing spacious accommodation in good decorative order. The ground floor offers a spacious living room whilst to the rear is a large kitchen diner which benefits from a number of integral appliances. Also to the ground floor is a useful guest WC. To the first floor there are four bedrooms with the master having an ensuite shower room. The remaining three are served by the family bathroom. Outside there is driveway parking leading to the garage, whilst the gardens which are found to both the front and rear are laid to lawn for ease of maintenance and offer excellent potential.

ACCOMMODATION**STORM PORCH**

Panelled part glazed entrance door leading into:

ENTRANCE HALL

With staircase rising to first floor, understair store area and doors off and to:

GUEST WC

Providing a white suite comprising of low level WC, pedestal wash hand basin with tiled splash. Extractor fan.

LIVING ROOM

4.70m x 4.34m (15'5" x 14'3")
With ornamental fireplace.

KITCHEN DINER

6.50m x 3.51m (21'4" x 11'6")

KITCHEN AREA

Fitted with a range of high gloss eye and base level units comprising of cupboards and drawers with work surface over and incorporating a one and half bowl stainless steel sink unit and drainer with mixer tap over. Integral electric oven and grill with 4-ring gas hob over, integral Zanussi dishwasher, integral Electrolux washing machine, integral fridge, integral freezer. Further range of eye and base level units with spice drawers.

DINING AREA

With twin glazed french doors out to rear garden.

FIRST FLOOR LANDING

With access to loft space, built in airing cupboard housing the hot water cylinder. Doors off and doors to:

BEDROOM 1

3.76m x 3.40m (12'4" x 11'2")

With built in double wardrobe and door to:

ENSUITE SHOWER ROOM

Providing a modern white comprising low level WC, pedestal wash hand basin with tiled splash, shower cubicle with sliding splash screen and mains fed shower.

BEDROOM 2

3.40m x 2.54m (11'2" x 8'4")

BEDROOM 3

3.33m x 2.54m ext.to 3.10m (10'11'3" x 8'4" ext.to 10'2")

BEDROOM 4

3.12m x 2.87m narr.to 2.06m (10'3" x 9'5" narr.to 6'9")

With built in storage cupboard.

BATHROOM

Providing a modern white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over and splash screen, part tiled walls.

OUTSIDE

The property is approached over a tarmac driveway providing parking leading to the garage. A flagged pathway then leads to the front of the property.

GARAGE**GARDENS**