High Trees, 1 Merlin Road, Shrewsbury, Shropshire, SY3 8XP

A well presented and improved spacious detached dormer bungalow, set on a generous corner plot with attractive wrap around gardens, in this highly desirable town location.
Particularly spacious
Generous corner plot
3 Bed, 2 Rec, 1 Bath
Large Garage
Attractive gardens
Desirable town location

FOR SALE

Close to amenities.

High Trees is a most appealing and neatly presented detached dormer bungalow offering versatile and deceptively spacious accommodation. To the ground floor the property boasts a sizeable living room, kitchen, dining room, guest WC and Bedroom 3. To the first floor there are two double bedrooms and a bathroom which may benefit from a scheme of modernisation. Outside, there is ample driveway parking for numerous vehicles whilst giving access to the attached large garage. The property is set on a delightful corner plot providing gardens comprising of generous flowing lawns, patio seating areas and a wealth of well stocked herbaceous borders.

DIRECTIONS
From Shrewsbury town centre proceed over the Welsh Bridge to Frankwell taking the first exit left along Copthorne Road. Follow this road to the next roundabout and proceed straight over to Mytton Oak Road heading towards the hospital. Take the 5th right turn signposted Swiss Farm Road and then follow this road around to the left and turn immediately right onto Kingswood Road. Continue to the end and left onto Larkhill Road. Follow this road to the next junction turning right onto Merlin Road and proceed a short distance and the property will be found on the right hand side clearly identified by a Halls for sale board.

SITUATION
The property is attractively and most conveniently situated in a highly desirable residential locality towards the western outskirts of Shrewsbury. A number of amenities are within walking distance and situated on Mytton Oak Road while the Royal Shrewsbury Hospital is only a short distance away. Furthermore, there are a good selection of schools in the area together with a bus service, whilst the town centre is close and offers a comprehensive range of shopping, social and leisure amenities together with a rail service. Commuters will find easy access to the A5 which links through to the M54 motorway.

DESCRIPTION
High Trees is a most appealing and neatly presented detached dormer bungalow offering versatile and...
**Beds and Bathrooms**

- **2 Reception Room/s**
- **3 Bedroom/s**
- **1 Bath/Shower Room/s**

**Part tiled walls. Space and plumbing for washing machine. Space for fridge freezer. Access door to double garage.**

**BEDROOM 3**

**FIRST FLOOR LANDING**
With access to loft space. Useful walk in linen cupboard with radiator. Doors off and to:

**BEDROOM 1**
With built in wardrobe.

**BEDROOM 2**
With built in wardrobe and storage cupboard.

**BATHROOM**
Providing a white suite comprising low level WC, pedestal wash hand basin, panelled blue bath, mains fed shower over, fully tiled walls. Shaving connection point.

**OUTSIDE**
The property is approached over a tarmac driveway providing parking for numerous vehicles whilst giving access to the large garage with pedestrian access to the front and side of the property.

**GARAGE**
With remote controlled electric up and over entrance door. Power and light points.

**GARDENS**
The property is set on a sizeable corner plot with the front gardens offering beautifully manicured lawns with particularly well established herbaceous beds and borders containing a variety of shrubs and plants including roses.

The lawns wrap around the side of the property and offer further well stocked borders and gated access to the rear. The rear gardens are extensively landscaped and comprise a flagged patio and a further wealth of established herbaceous beds and a variety of specimen trees. It should be noted that the rear gardens offer a fantastic opportunity for those wishing to introduce their own ideas and tastes. The rear gardens also contain a lean-to greenhouse.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**
Only those items described in these particulars are included in the sale.

**SERVICES**
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**LOCAL AUTHORITY**
Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band ‘D’.

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

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

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.