





7 Abingdon Road, Telford Estate, Shrewsbury, SY2 5XF
Offers In The Region Of £279,995

A well-presented, modern, semi-detached property setting lovely location overlooking open space with accommodation comprising: entrance hall, sitting room, large kitchen/ dining room, conservatory, small utility with downstairs WC. Upstairs there are three good size bedrooms and family bathroom. The property has good off-road parking to the front and well-maintained gardens to the rear together with brick- built workshop/garden store. The property is conveniently located within a short walk of an extensive range of local amenities including shop, chemist and takeaways and has the benefit of gas centre and double glazing. The property comes with no chain as our client is moving abroad, therefore certain furniture items at the property are available by separate negotiation.



The accommodation briefly comprises of the following: Entrance hallway, lounge, impressive contemporary re-fitted kitchen/diner, utility room, cloakroom, conservatory, first floor landing having three bedrooms, re-fitted bathroom, front and rear enclosed gardens with useful store, driveway, gas fired central heating, UPVC double glazing.

Accommodation Comprising:

uPVC panelled and glazed front door with matching side screens to:

Entrance Hall

5'9 x 8'5 (1.75m x 2.57m)

With radiator, double power point, recessed spotlights, staircase leads to first floor entrance hall gives access to:

Laundry Room

6'11 x 7'3 (2.11m x 2.21m)

With recessed spotlights, power point, and uPVC double glazed window to the front, door to:

Downstairs Cloakroom

4'3 x 2'9 (1.30m x 0.84m)

With saniflo system WC, corner wash hand basin, recess spotlight light, extract fan. From entrance hall door to:

Living Room

15'9 x 11'10 (4.80m x 3.61m)

With Adam Styles fireplace, with raised Italian marble hearth and inlay with fitted electric fire, radiator, two wall light points, two central light points, TV aerial socket, and power points. Large uPVC double glazed window to the front overlooking open space door useful downstairs storage cupboard. From sitting room glazed and wooden double doors lead to:

Kitchen/ Diner

19 x 11'2 (5.79m x 3.40m)

With range of modern units comprising Stainless steel 1 1/2 bowl single drainer sink unit set into marble effect works surfaces with tiled splash above and range of cupboards and drawers under, built-in dishwasher and washing machine, range of eyelevel cupboards and full-length larder unit set to one side. Range of further units to opposite wall with stainless steel gas hob set into matching worktop with extractor hood above and drawers and cupboards under. Built-in double gas oven set into housing with cupboards above and below. Plumbed in American fridge/freezer. Tiled effect laminate flooring, two central light points radiator and ample power points. UPVC double glazed window overlooking gardens to the rear and matching service door to the side. From dining area double glazed sliding patio doors lead to:

Conservatory

8'9 x 8 (2.67m x 2.44m)

With tiled flooring, wall mounted electric heater central fan/light fitting, power point, uPVC double glazed windows overlooking gardens with double French doors. From entrance hall stairs leads to:

Landing

6 x 9'8 (1.83m x 2.95m)

With built-in linen cupboard with shelving, access to loft space with ladder. The loft is partly boarded and houses the gas fired boiler which supplies the domestic water and heating uPVC window to side. Landing gives access to bedroom accommodation comprising:

Bedroom One

10'8 x 11'10 (3.25m x 3.61m)

With radiator, power points, double built-in wardrobe with sliding doors, uPVC double glazed window to the front overlooking open space. Central fan/light unit with remote control included in sale.

Bedroom Two

10'10 x 9 (3.30m x 2.74m)

With radiator, power point, ceiling fan/light fitting with remote control included in sale, built-in triple wardrobe with sliding doors, uPVC double glazed window to the rear overlooking gardens.

Bedroom Three

8'2 x 7'11 (2.49m x 2.41m)

With radiator, central light point, power point, uPVC double glazed to the front overlooking open space.

Bathroom

8'2 x 5'5 (2.49m x 1.65m)

Fitted with modern suite comprising P shaped panelled bath with shower attachment and further separate shower unit over, pedestal wash basin and WC. Radiator, further ladder style radiator, tiled effect laminate flooring, central light point, uPVC opaque double glazed windows to the side and rear.

Outside Front

The Property is approached over tarmac forecourt providing off-road parking for up to 3 cars, wooden gate and pathway leads down the side of the property to the rear.

Rear Gardens

Concrete path extends across the rear of the property giving access to covered area, providing useful drying area, outside light and outside water tap.

Gardens are laid to lawns with central pathway with rose and flower borders. Paved patio set adjacent to conservatory with further gravel patio situated to the rear of the garden with timber and glazed potting shed. Gardens are enclosed by a variety of wooden fencing.

Workshop/ Garden Store

With power lighting points and window rear.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 11 Mbps & Superfast 1800 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

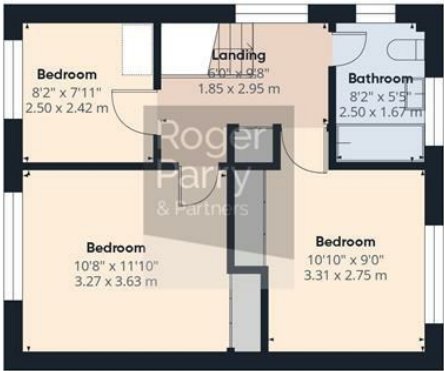
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area^m

1054 ft²
97.8 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury town Centre go out over the English bridge continue on past the Abbey to the traffic lights turning left onto Monkmoor Road. Continue to the end of Monkmoor Road to the roundabout taking the second turning off. Take the first turning right onto Conway Drive then first right again onto Abingdon Road number seven is situated on the left-hand side indicated by the sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.