





17 Salcombe Drive, Shrewsbury, SY2 6SH
Offers In The Region Of £495,000

Having undergone many improvements, this is an immaculate presented and extended four bedroom detached house situated in this favoured residential area which would appeal to many buyers and early inspection is highly recommended.

The accommodation briefly comprises: Entrance hallway. Cloakroom/ WC. Open Plan Attractive Spacious lounge, Family Room & Dining Room. Modern Kitchen. Utility. First floor landing. Principal Bedroom with En Suite Shower Room. Three Further Spacious Bedrooms. Fitted bathroom. Enclosed Rear Garden. Driveway. Double Garage. UPVC double glazing. Solar Panels. EV Charging. Gas fired central heating.





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



(Paragraph)

The property is situated in this favoured residential area, close to excellent local amenities, highly regarded schooling and is well placed for access to lovely walks, Shrewsbury town centre and the local by-pass linking up to the M54 motorway network.

Entrance Hall

With Karndean flooring, radiator.

Cloakroom

Fitted with low flush Wc with hidden cistern, wall hung wash hand basin, heated towel rail and half tiled walls. Window to front and Karndean flooring.

Living room

With window to front, Karndean flooring and radiator.

Family Dining area

With Karndean flooring, radiator, windows overlooking the rear garden, built in storage cupboard and built in units currently serving as a coffee bar area.

Kitchen

Comprising of a range of modern cream shaker style wall and base units with built-in cupboards and deep pan draws, fitted Quartz worktops with inset sink and drainer unit with mixer tap over, space for rangemaster with extractor over, Karndean flooring, integrated dishwasher and fridge freezer, windows overlooking the front and side garden.

Utility

Comprising of a range of modern cream shaker style wall and base units with built-in cupboards, fitted Quartz worktops with inset sink and drainer unit with mixer hot water tap over, Karndean flooring, integrated dishwasher and fridge, window and door to the rear garden.

Stairs rise from Entrance Hall to first floor landing with access to loft space, airing cupboard housing gas central heating boiler.

Principal Bedroom

With deep walk in wardrobe, radiator, window to front. Door leading to;

En-suite

Fitted with a modern white suite comprising shower unit with glass doors, low level WC and wash hand basin with mixer taps, fully tiled walls and floor.

Bedroom 2

With window to front, radiator and wash hand basin.

Bedroom 3

With window to rear, radiator and built in wardrobe.

Bedroom 4

With window to rear, radiator, wooden style flooring.

Bathroom

Having a modern white suite comprising p shaped bath with mixer taps, low level WC, wash hand basin with mixer taps set, fully tiled walls and flooring, heated towel rail, window to the rear.

Outside

To the rear the property is approached over a good sized driveway with parking for vehicles leading to DOUBLE GARAGE with up and over door, electric and lighting and EV charging point. The front garden is laid to lawn with mature trees. Pedestrian access leads around to the rear of the property and the DELIGHTFUL REAR GARDEN - which is a particular feature of the property, being laid extensively to lawn and provides fabulous decked sun terrace perfect for those who love to entertain and dine alfresco. The rear garden is enclosed by fencing and hedging.

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 27 Mbps & Superfast 10000 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 E. We would recommend this is confirmed during pre-contact enquires.

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.



General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: B

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.

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.