





4 Stonehouse Close, Nesscliffe, Shrewsbury, SY4 1FH
Offers In The Region Of £247,500

Occupying a lovely position, this is an enhanced, beautifully presented and deceptively spacious modern three bedroom semi detached house. The property was constructed by renowned local builders Shrewsbury Homes and boasts a number of pleasing features some of which include: a modern kitchen, open plan living diner, off street parking for two vehicles, attractive rear enclosed garden and solar panels. Occupying an enviable position on the edge of this most sought after village with excellent facilities and ideal for commuters with ease of access to the A5/M54 motorway network. The property is covered by an NHBC warranty with approximately 5 years remaining. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.



Location

The property occupies an enviable position on this much sought after development on the edge of this popular Village. Nesscliffe has good local facilities including primary school, filling station/general store, restaurant/public house and is ideally placed for commuters with ease of access to the A5/M54 motorway network.

Reception Hall

9'1" x 4'6" (2.79 x 1.38)

Covered entrance with door opening to Reception Hall. Tiled flooring.

Cloakroom

5'9" x 3'2" (1.77 x 0.99)

Cloakroom - With WC and wash hand basin, tiled flooring, window to the front.

Lounge/Dining Room

15'5" x 16'6" (4.70 x 5.03)

Having window and double opening French doors leading onto the garden. Useful storage cupboard.

Kitchen

9'3" x 8'7" (2.83 x 2.64)

Attractively fitted with range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over, space and plumbing for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath and matching range of eye level wall units, integrated fridge freezer, window to the front.

First Floor Landing

9'11" x 3'2" (3.03 x 0.98)

From the Reception Hall staircase leads to First Floor Landing with access to roof space.

Bedroom One

12'10" x 9'9" (3.93 x 2.98)

A good sized double room with window to the rear. Fitted wardrobes.

Bedroom Two

9'8" x 9'8" (2.96 x 2.97)

Another good sized double room with window to the front. Built in double wardrobe.

Bedroom Three

8'7" x 6'5" (2.64 x 1.96)

With window to the rear.

Bathroom

5'8" x 6'4" (1.75 x 1.95)

With suite comprising panelled bath with mixer taps and shower head, wash hand basin and WC. Complementary tiled surrounds, window to the front.

Outside

The property is approached over brick paved driveway with parking for several cars. The Front Garden is laid to lawn. The attractive Rear Garden has paved sun terrace and lawn. The Garden is enclosed with wooden fencing.

General Notes**TENURE**

We understand the tenure is Freehold. Please note there is a estate management fee of £156 per annum approximately. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 28 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor, variable in-home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

NOTE - The vendor of this property is connected to an employee of Roger Parry and Partners.

COUNCIL TAX BANDING

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

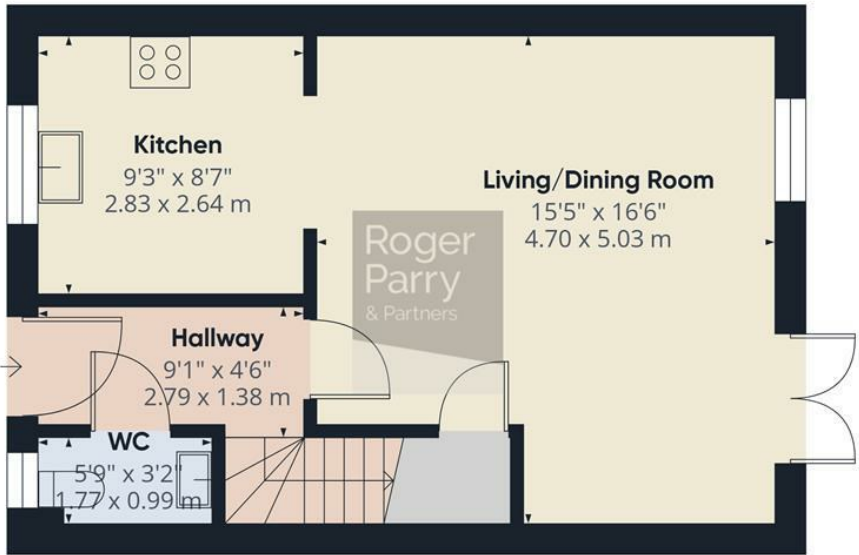
SURVEYS

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.

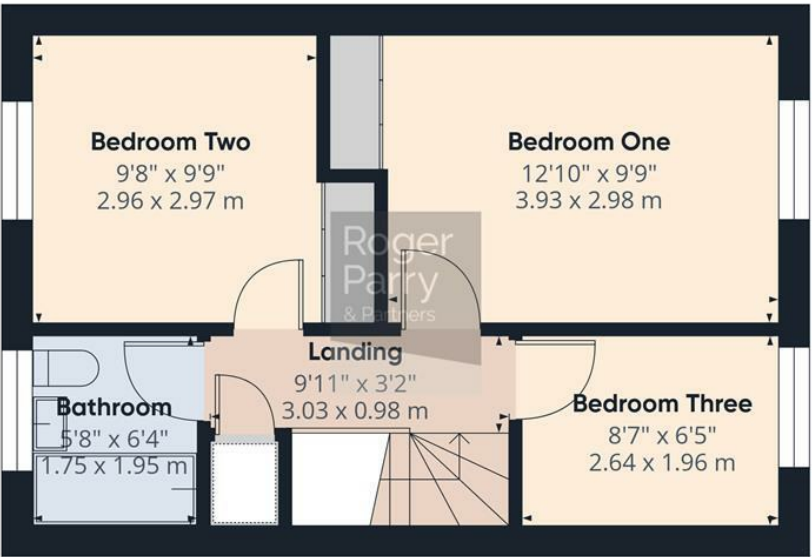
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

765 ft²

70.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

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.

Directions:

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.