Roger Parry & Partners

12 Hamilton Drive, Telford Estate, Shrewsbury, SY2 5UH

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Asking Price £260,000

A three bedroom semi-detached home requiring modernisation and upgrading throughout. Occupying a superb plot within a popular residential area of Shrewsbury. The property is conveniently situated close to a range of local amenities and well-regarded schools.

The accommodation briefly comprises an entrance porch, a living room with a feature fireplace, and an open-plan kitchen/dining room with patio doors opening onto the rear garden. An inner hallway provides access to the utility room and integral garage. To the first floor are three bedrooms and a contemporary family bathroom.

A particular feature of the property is the generously sized rear garden, which offers excellent outdoor space and potential. The property also benefits from ample off-road parking for several vehicles and is offered for sale with no upward chain.

The property is situated within this popular residential location conveniently located close to excellent local amenities, reputable schooling whilst being in walking distance of the Shrewsbury town centre. Commuters will be pleased to know that there are excellent transport links to the local Shrewsbury bypass linking up to the M54 motorway network.

Entrance Porch
With fitted carpets and door leading to:

Living Room
With fitted carpets, electric fire with marble effect hearth, double doors lead to:

Open plan Kitchen/ Diner
The kitchen is fitted with a range of matching wall and base units incorporating a 1½ bowl single drainer sink unit, built-in oven with extractor hood above, and two useful storage cupboards. Mosaic effect tiling to the kitchen area, while the dining area benefits from double doors opening onto the rear garden. A door leads through to:

Inner Hallway
Provides access to the garage and utility room.

Utility Room
Fitted with a range of base units incorporating a sink unit, together with space and plumbing for a washing machine.

Garage
With concrete flooring and up and over garage door. Garage housing the gas boiler.

Stairs rise to first floor landing.

Bedroom
With fitted carpets and fitted wardrobe.

Bedroom
With fitted carpets and fitted wardrobe.

Bedroom
With fitted carpets.

Bathroom
Fitted with a modern white suite comprising panelled bath with shower unit above, low level flush wc, wash hand basin with useful storage cupboards below, heated towel rail, tiling to walls and vinyl floor covering.

Outside
The property is approached via a tarmacadam driveway, providing ample off-road parking for several vehicles and access to a generously sized GARAGE with an up-and-over door. A particular feature of the property is the impressive rear garden, which is predominantly laid to lawn with paved patio seating areas, all enclosed by fencing to provide a good degree of privacy.

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 4 Mbps & Ultrafast 2300 Mbps. Mobile Service: Good outdoor and in-home. We understand the Flood risk is: 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 enquires.

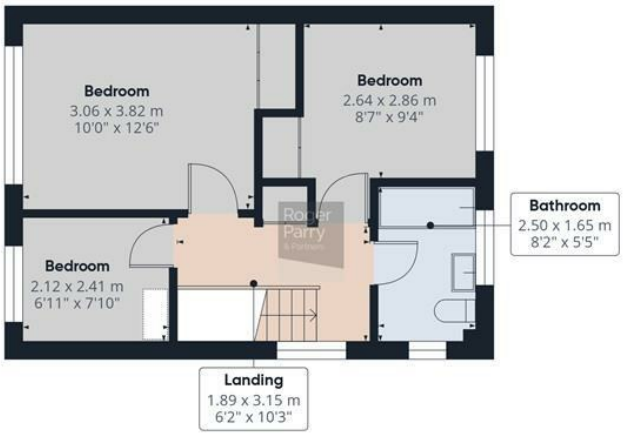
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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)

114.1 m²

1228 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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: 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.

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

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.