



Roger
Parry
& Partners

52 Berwick Road, Shrewsbury, SY1 2ND



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Offers In The Region Of £299,995

Offered for sale with no upward chain, a rare opportunity to purchase this extended and deceptively spacious three bedroom detached bungalow, with off street parking and large garden. The property is located within most convenient and sought after residential location, close proximity to an array of excellent amenities and being well placed to schools, tranquil riverside walks and medieval town centre of Shrewsbury. Commuters will be pleased to know that the property is well situated to easy access to the local bypass. Early viewing comes highly recommended by the selling agent.



Offering scope for improvement, the accommodation briefly comprises of the following: reception porch, bay fronted lounge, fitted kitchen, utility, three bedrooms and bathroom.

The accommodation in greater detail comprises:

Reception Porch

With tiled flooring and wooden entrance door leading into

Living Room

14'6" x 16'2" (4.43 x 4.95m)

With bay window to front and decorative fire surround housing. Door into inner hall.

The Inner Hall provides access to the loft space and doors to rooms.

Kitchen

7'11" x 11'3" (2.42 x 3.44m)

Fitted with base units with worksurface over and inset single drainer sink unit, tiled splashback to walls and with window to side. Space for appliances.

Utility

With space and plumbing for washing machine. Door to outside.

Bedroom

11'4" x 11'10" (3.46 x 3.62m)

With bay window to front

Bedroom

12'0" x 12'0" (3.68 x 3.66m)

With window to rear

Bedroom

10'9" x 10'10" (3.30 x 3.32m)

With window to rear

Bathroom

11'0" x 5'10" (3.37 x 1.79m)

Fitted with corner bath, separate shower unit, low flush Wc and wash hand basin.

Extensive tiled surround and window to front.

From the Inner Hall access leads to Side Hall with doors leading to the outside of the property.

Garage

18'4" x 9'0" (5.61 x 2.75m)

Outside

The property is approached by vehicle from Round Hill Lane with gates leading to driveway and GARAGE. The garden is of a generous size and provides wonderful views over the West Mid Show Ground and beyond. Steps lead down to Berwick Road.

What3words

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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 6 Mbps & Superfast 2300 Mbps. Mobile Service: Good/ Likely. 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 E. 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 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)



General Services:

Local Authority: Shropshire

Council Tax Band: E

EPC Rating:

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:

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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.