



Roger
Parry
& Partners

6 Percy Street, Shrewsbury, SY1 2QF



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Offers In The Region Of £275,000

This is an attractive bay fronted two bed period semi-detached home offering deceptively spacious and appealing accommodation throughout. The property is conveniently located within easy walking distance of Shrewsbury's historic town centre, a highly regarded primary school, and a local shop. Also close by are popular public houses, open field walks, and peaceful riverside walks.



An attractive, mature two bedroom semi-detached house benefiting from gas-fired central heating, partial uPVC double glazing, and a good-sized garden.

The property occupies a particularly pleasant and convenient position towards the end of a cul-de-sac within this popular residential area, close to a wide range of local amenities and within walking distance of Shrewsbury town centre.

The accommodation briefly comprises an entrance hall, living room with log burner, open-plan kitchen/dining room also featuring a log burner, and useful cellar space. To the first floor, the landing provides access to two generously sized bedrooms and a bathroom.

Hallway

5'9 x 2'10 (1.75m x 0.86m)

With attractive tiled flooring, door leads to:

Living Room

13'5 x 9'10 (4.09m x 3.00m)

With bay fronted uPVC sash style window, radiator, feature log burner set onto slate effect hearth and stone surround, exposed wooden floorboards.

Dining Room

With quarry tiled flooring, feature log burner on raised tiled hearth, radiator, door giving access to:

Cellar

12'8 x 11'4 (3.86m x 3.45m)

Tanked cellar with plug sockets, radiator and a double glazed uPVC window.

Kitchen

10'4 x 8'10 (3.15m x 2.69m)

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with Belfast sink and drainer unit with mixer tap over, integrated oven and hob with extractor fan above, integrated dishwasher, separate integrated fridge and freezer, space and plumbing for washing machine, quarry tiled floor, single glazed window to side. Double doors lead out onto rear garden,

Landing

14'3 x 2'8 (4.34m x 0.81m)

With access to roof space.

Bedroom One

11'2 x 10'3 (3.40m x 3.12m)

With uPVC double glazed window to the front, radiator and feature fireplace (not in use).

Bedroom Two

13'6 x 9'11 (4.11m x 3.02m)

With radiator and uPVC, double glazed window to the rear overlooking garden.

Bathroom

10'3 x 8'3 (3.12m x 2.51m)

Comprising a four piece suite including a shower cubicle with shower, freestanding bath with mixer tap and handheld shower, WC, wash hand basin, chrome style towel warmer and uPVC double-glazed window to the rear.

Outside

To the front of the property is a slate covered, low maintenance garden bordered by hedging and fencing. The garden benefits from a west facing aspect and features raised vegetable beds, a shed, two wood stores, established borders and a paved patio.. The property benefits from several gated pedestrian access points.

General Notes

TENURE

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

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 14 Mbps & Superfast 2000 Mbps. Mobile Service: Good outdoor and in-home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contact enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. 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)



Local Authority: Shropshire Council

Council Tax Band: B

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

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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.