





60 Berwick Road, Shrewsbury, SY1 2NF
£350,000

A rare opportunity to purchase this extended and deceptively spacious two bedroom semi detached house, with off street parking and landscaped 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.





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



The accommodation briefly comprises of the following: reception hallway, bay fronted lounge, family room, sun room, extended kitchen dining room, utility and wc, first floor landing, two double bedrooms, bathroom with shower, attic space, front and rear garden, period features throughout, gas fired central heating and partly double glazing.

The accommodation in greater detail comprises:

Wooden entrance door with stain glass window, gives access to:

Reception Hall

With minton style flooring and radiator.

Living Room

Having walk-in bay with three UPvc double glazed sash windows to front, radiator, wooden decorative fire surround housing log burner set onto a brick hearth.

Family Room

Having wooden parquet flooring, radiator, log burner set onto hearth. Open access into Kitchen Diner and glazed door leading into the Sun Room.

Sun Room

Being of a Upvc construction with glazed windows and doors to garden.

Kitchen Dining Room

Kitchen

Fitted with a range of wooden fronted units comprising single sink with mixer taps set into work surfaces and tiled upstands, extending to two wall sections. Single Neff oven with four ring gas hob. Wall mounted gas central heating boiler. Tiled flooring and radiator. Single window to rear. Open access into the Dining Room.

Dining Room

With a continuation of tiled flooring, radiator, vaulted ceiling with two skylight windows. Bi fold doors with windows above leading onto garden. Open access into the Family Room.

Utility / Rear Hall

With tiled flooring, wooden door to rear garden. Door leading into Cloakroom.

Cloakroom

Fitted with Wc and wash hand basin, space and plumbing for washing machine.

From the Reception Hall stairs rise to first floor landing with Upvc double glazed sash window to front with open views towards the West Mid Showground. Radiator and access to loft space with drop down ladder.

Bedroom One

With Upvc double glazed sash window to front, radiator.

Bedroom Two

With radiator and single glazed dash window to rear.

Bathroom

Refitted with a four piece suite comprising of bath, separate corner shower unit with with glass screen and door, wash hand basin and low flush wc. Partly tiled surround to walls, single glazed window to rear and heated towel rail.

Attic Space

With velux window and access into eaves storage.

Outside

The property is approached from the roadside with off street parking for one vehicle. Steps rise to the entrance door and give access to the front garden. The front garden is laid to established borders. To the side there is a generous paved patio area providing a lovely seating area, with graveled pathway leading to the rear. Further steps lead to the raised rear garden, again with seating areas and raised borders. As the selling agent we understand there is pedestrian access to the rear.

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 outdoors. 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 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: 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: 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

**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 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.