

12 Falstaff Street, Greenfields, Shrewsbury, Shropshire, SY1 2QN

www.hbshrop.co.uk



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Offers In The Region Of £265,000

Viewing: strictly by appointment
through the agent

Situated in the popular and well established residential area of Greenfields, this attractive two-bedroom semi-detached property on Falstaff Street offers an excellent opportunity for first-time buyers, small families, or investors alike. The property is conveniently located within easy reach of a range of local amenities, including shops, supermarkets, schools, and healthcare facilities. Greenfield Primary School and Sundorne Retail Park are both nearby, offering everyday convenience. Shrewsbury town centre is a just a short drive away, providing a wider selection of shopping, dining, and leisure option. Falstaff Street benefits from excellent transport connections. The A49 and A53 are easily accessible, providing direct routes to Telford, Whitchurch and beyond. Shrewsbury railway station offers regular services to Birmingham, Manchester and Cardiff, making this an ideal location for commuters. This delightful homes combines comfortable living with a convenience location. Early inspection is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge, dining room, kitchen, cellar/basement, first floor landing, two bedrooms, bathroom with shower cubicle, gas fired central heating, sealed unit double glazing, front and pleasant size enclosed established rear garden complete with glazed lean to and summerhouse.

The accommodation in greater detail comprises:

Step up to storm porch with decorative tiled floor gives access to entrance door.

Entrance door gives access to:

Entrance hall

Having matching decorative tiled floor, staircase leading off, radiator.

Part glazed panel door from entrance hall gives access to:

Lounge

12'1 x 10'10 in alcove

Having feature cast iron gas coal effect living flame fire with raised marble hearth, double radiator, two wall lights points, sealed unit double glazed sash window to front.

Glazed panel door from entrance hall gives access to:

Dining room

12'6 x 10'10

Having engineered oak flooring, fitted book shelving to alcoves, decorative cast iron fireplace with tiled hearth, radiator, sealed unit double glazed window to rear.

Panel door from dining room with steps leading down to:

Useful basement/cellar

10'10 x 9'11

With walk-in larder, vinyl tiled effect flooring, space and plumbing for washing machine, space fridge and freezer. This area has been tanked and has six sunken spotlights to ceiling.

Panel glazed door and step down from dining room gives access to

Kitchen

8'0 x 7'6

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted Granite worktops with inset Belfast sink and mixer tap over, Neff four ring electric hob with extractor above, integrated Neff microwave with electric oven and grill below, sealed unit double glazed window UPVC part glazed stable door gives access to rear.

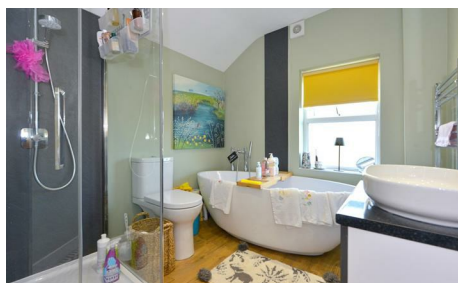
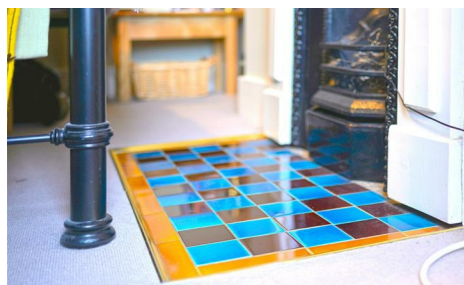
From entrance hall stairs rise to:

First floor landing

Having loft access with foldaway ladder with lighting (the attic is 2/3rd bordered.

From first floor landing doors give access to: Three bedrooms and bathroom.





Bedroom one

12'2 x 12'0

Having sealed unit double glazed sash window to front, double radiator, four fitted wardrobes with sliding doors with the two centre panels mirror fronted, pull cord, decorative cast iron fireplace with mosaic tiled hearth.

Bedroom two

11'6 x 8'2

Having sealed unit double glazed window to rear, decorative cast iron fireplace with wooden surround and tiled hearth.

Bathroom

Having a free standing oval bath, chrome taps and hand-held shower attachment to side, vanity unit with oval sink with mixer tap, low flush WC, walk-in glazed shower cubicle with rain shower above and hand-held shower attachment, engineered oak wooden flooring, chrome heated towel rail, sealed unit double glazed window, extractor fan, pull cord.

Outside

The property is approached via a quarry tiled path, ornamental brick wall and paved forecourt, shared gate and passageway leading to side of property with a further private gated access leading into an:

Attractive, mature landscaped gardens

Enclosed by mature hedging and fencing, extensive paved patio complete with contemporary glazed lean to above having electric wall heater and light underneath, access to shed housing Worcester gas fired central heating boiler also providing domestic hot water and cold water tap. The garden is laid mainly to lawn having flower, shrubs and rose borders, potting shed, greenhouse and a:

UPVC sealed unit double glazed summerhouse

8'3 x 8'3

Having a sliding sealed unit double glazed door, solid roof, power and lighting, electric panel heater.

A particular feature of the property is the private rear garden, perfect for relaxing or outdoor dining.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients 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.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

