

30 Dale Road Shrewsbury SY2 5TE



3 Bedroom House
Offers In The Region Of £285,000

The features

- DETACHED 3 BEDROOM HOUSE
- ENVIABLE CUL DE SAC LOCATION
- HALL, LOUNGE, DINING ROOM, LARGE CONSERVATORY, KITCHEN
- GARAGE AND PARKING
- VIEWING RECOMMENDED
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- 3 BEDROOMS AND SHOWER ROOM
- GARDENS TO THE FRONT AND REAR
- EPC RATING TBC



*** DETACHED FAMILY HOME - SCOPE FOR IMPROVEMENT ***

An opportunity to purchase this maturing 3 bedroom detached home which offers scope for some modernisation and improvement and is perfect for a growing family or those looking to downsize.

Occupying an enviable position in this cul de sac location on the edge of the Town being a short stroll from a range of local amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Conservatory, Kitchen, Cloakroom, 3 Bedrooms and Shower Room.

The property has the benefit of gas central heating, driveway with parking, garage/store and gardens to front and rear.

No upward chain - viewing recommended.

Property details

LOCATION

Occupying an enviable position in this cul de sac location on the edge of the Town being a short stroll from a range of local amenities and for commuters ease of access to the A5/M54 motorway network.

RECEPTION HALL

Sealed unit double glazed door, radiator.

LOUNGE

having bow window overlooking the front, wooden fire surround with living flame gas fire, media point, radiator.

DINING ROOM

with radiator and opening to

CONSERVATORY

A generous sized room being of brick and sealed unit double glazed construction, radiator and double doors to the garden.

KITCHEN

with range of units incorporating single drainer sink set into base cupboard, further cupboards and drawers with work surfaces over and space beneath for appliances, tiled surrounds and eye level wall units. Pantry recess and door to the side.

CLOAKROOM

with WC and wash hand basin

FIRST FLOOR LANDING

From the Reception Hall staircase leads to first floor landing with window to the side with views over gardens across to Haughmond Hill.

BEDROOM 1

A double room with window to the front, radiator.

BEDROOM 2

with window overlooking the rear, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage (which has currently been divided for the Cloakroom). The Front Garden is well stocked shrub and herbaceous beds with inset specimen trees. The Rear Garden again has

a range of well stocked flower, shrub and herbaceous beds with inset specimen trees.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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3 Bedroom House

Offers In The Region Of £285,000





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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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