

# 24 Broadhead Drive Berwick Grange Shrewsbury SY1 4FB



**2 Bedroom House - Semi-Detached  
Offers In The Region Of £193,000**

## The features

- IMMACULATEDLY PRESENTED SEMI DETACHED
- LOVELY LOUNGE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN WITH SUN TERRACE
- VIEWING ESSENTIAL
- RECEPTION HALL WITH CLOAKROOM
- STUNNING KITCHEN/BREAKFAST ROOM
- CONTEMPORARY BATHROOM
- DRIVEWAY WITH PARKING FOR TWO
- NO UPWARD CHAIN



This immaculately presented two double bedroom semi detached house has been much improved by the current owners and internal viewing is essential.

Occupying an enviable position on this recently constructed development on the Northern edge of the Town, perfect for commuters.

High energy insulation and Gas Central Heating. Reception Hall with Cloakroom, Lounge, beautifully fitted Kitchen/Breakfast Room with French doors to garden, perfect for dining alfresco. 2 Double Bedrooms and contemporary Bathroom with shower.

Enclosed Rear Garden with sun terraces, driveway with parking for two cars.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position on this much sought after development on the Northern edge of the Town. Perfectly placed for an excellent range of amenities including Supermarkets, Shops, Schools, Restaurants and Public Houses along with ease of access to the Town Centre and A5/M54 motorway networks. There are lovely rural walks on the doorsteps down the nearby River Severn.

### RECEPTION HALL

Entrance door opens to Reception Hall with radiator and off which lead.

### CLOAKROOM

With suite comprising WC and wash hand basin, complementary tiled surrounds, window to the front, radiator.

### LOUNGE 15'1" x 9'5" max (4.601 x 2.876 max)

A lovely room with window to the front, useful understairs storage cupboard, wooden effect floor covering, media point, radiator.

### KITCHEN/BREAKFAST ROOM

12'7" x 8'1" (3.859 x 2.482)

Beautifully fitted with range of grey fronted high gloss units incorporating sink unit set into base cupboard with space and plumbing beneath for washing machine. Further range of matching cupboards and drawers with worksurfaces over and having inset 4 ring gas fired hob with oven and grill beneath and extractor hood over, matching range of eye level wall units. Space for fridge freezer and fitted breakfast bar area, window and double opening French doors to the rear garden, perfect for dining alfresco.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

### BEDROOM 1

12'9" x 8'2" (3.894 x 2.492)

A lovely light room with two windows to the rear, media point, radiator.

### BEDROOM 2

12'9" x 8'6" (3.894 x 2.606)

with window to the front. Useful built in storage cupboard, radiator.

### BATHROOM

6'3" x 5'7" (1.923 x 1.712)

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC suite. Complementary tiling, radiator window to the side.

### OUTSIDE

The property is approached over driveway which

provides parking for two cars. Side pedestrian access to the lovely enclosed Rear Garden which is laid for ease to astro turfed lawn with a paved sun terrace adjoining and the rear a further raised sun terrace, perfect for outdoor entertaining. Enclosed with wooden fencing.

### TENURE

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

### GENERAL INFORMATION

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### 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

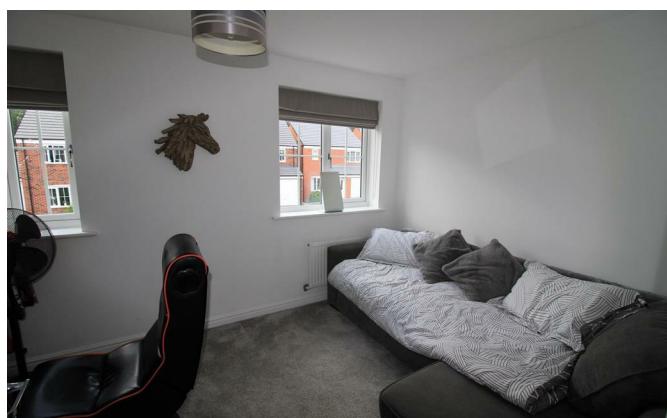
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

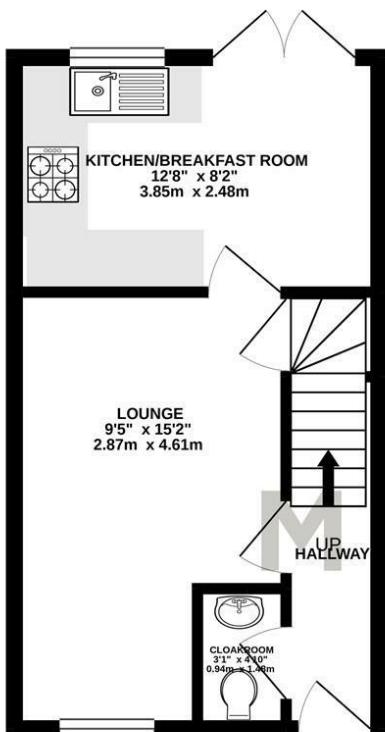
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## 24 Broadhead Drive, Berwick Grange, Shrewsbury, SY1 4FB.

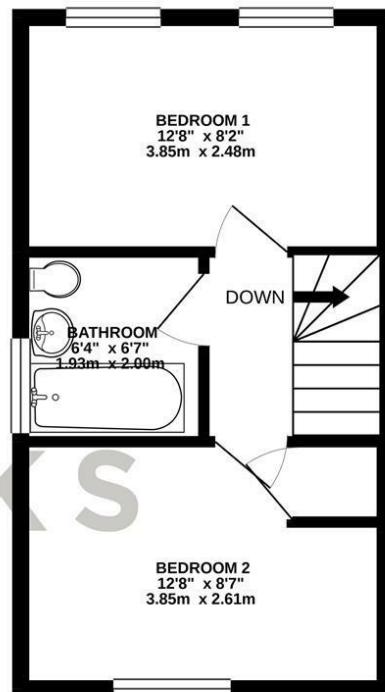
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GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These details for the property are provided for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	83	87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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