

**FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)**



**Directions:** From Shrewsbury town centre proceed out over the English Bridge straight on along Abbey Foregate eventually turning left at the traffic lights into Monkmoor Road and continue the full length to the roundabout. Carry straight on and take the second turning left into Glenburn Gardens. Then at the T junction take the left into Riverdale Road. Then take the first right and then right again into Dale Road and the property will be located a short distance on the right hand side.

**Thinking of selling or letting your property?**

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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# Roger Parry & Partners



## 29 Dale Road, Shrewsbury, Shropshire, SY2 5TE

NO CHAIN- VIEWING RECOMMENDED

Offers in the region of £189,950

An attractive, modern, well-appointed three bedroom detached house having the benefit of gas-fired central heating, uPVC double glazing, garage, on-site parking and beautifully landscaped rear gardens.

The property occupies a very pleasant and convenient position in this popular locality close to a range of local amenities and easily accessible to the Shrewsbury town centre and road networks. The accommodation which is worthy of a full inspection briefly comprises: reception hall, living room, dining room and kitchen. On the first floor is landing area giving access to three bedrooms and modern bathroom with WC.



Important notice to all prospective purchasers - Property Misrepresentations Act 1991  
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts.  
All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

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**ACCOMMODATION COMPRISING:  
(All measurements are approximate)**

uPVC front door with matching opaque side screens providing access into:

**RECEPTION HALL**

With radiator and door leading through to:

**LIVING ROOM 13'3 x 13'0 (4.04m x 3.96m)**

Plus uPVC oriel bay window with double radiator beneath, TV aerial connection, marble raised hearth with fitted living flame coal effect gas fire and door leading through to:



**DINING ROOM 11'7 x 8'5 (3.53m x 2.57m)**

With radiator, telephone point, TV aerial connection, door enclosing large built-in store/cloaks cupboard with shelf above, uPVC double glazed French casement door with matching side screen providing access to the patio and delightful rear gardens.



**KITCHEN 10'10 x 7'4 (3.30m x 2.24m)**

With ceramic tiled floor, ranges of granite effect worksurfaces with pine undercupboards and drawers, extensive tiled splash areas, ranges of matching wall cupboard, inset single drainer bowl and a quarter stainless steel sink unit with chromium style mixer taps, space and plumbing

for washing machine, fitted roller blind, built-in brushed steel Diplomat electric oven with matching brushed steel unit above and brushed steel extractor canopy with light, uPVC double glazed window overlooking the rear gardens, spotlight cluster, door giving access to built-in shelved larder, uPVC opaque double glazed door to exterior.



From the reception hall a staircase with handrail ascends to:

**NATURALLY LIT FIRST FLOOR LANDING**

With uPVC double glazed window to the side, radiator, door enclosing built-in airing cupboard with slatted shelving and Worcester gas fired combination central heating boiler which heats the domestic hot water and supplies the radiators, large roof hatch with pull down wooden ladder providing access to roof space with boarding and insulation and lighting point.

**BEDROOM ONE (FRONT) 12'6 x 9'10 (3.81m x 3.00m)**

With uPVC double glazed window overlooking the front gardens with double radiator beneath and extensive range of fitted wardrobing with triple sliding mirrored doors.



**BEDROOM TWO (REAR) 11'9 x 7'10 (3.58m x 2.39m)**

Plus recess to doorway. With radiator, uPVC double glazed window overlooking the delightful landscaped rear gardens.

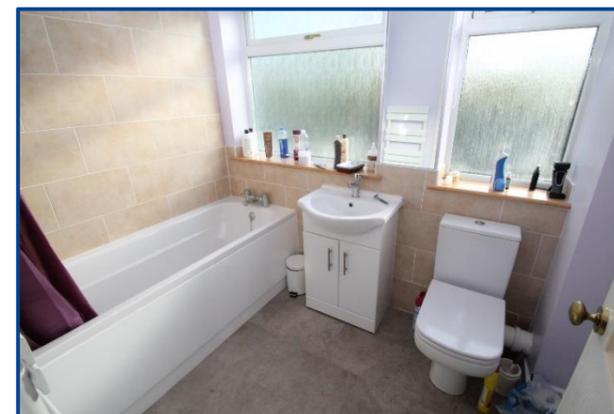
**BEDROOM THREE (FRONT) 9'4 x 6'0 (2.84m x 1.83m)**

With radiator and uPVC double glazed window.



**FAMILY BATHROOM**

With Karndean tiled floor and attractive modern three-piece white suite comprising: panelled bath with chromium style mixer taps, fully tiled surround and chromium style mixer unit with riser rail and head, vanity unit with wall mounted hand basin with mixer taps and cupboard beneath, low level WC, two opaque uPVC double glazed windows each having fitted roller blind and gas-fired modern ladder style towel rail/ radiator and further matching electrically operated ladder style radiator.



**OUTSIDE (FRONT)**

The property is divided from the footpath by hedging and shrubs, shaped front lawn, herbaceous border and vehicular access is via a brick paviour driveway with brick edging which leads past the side of the property providing

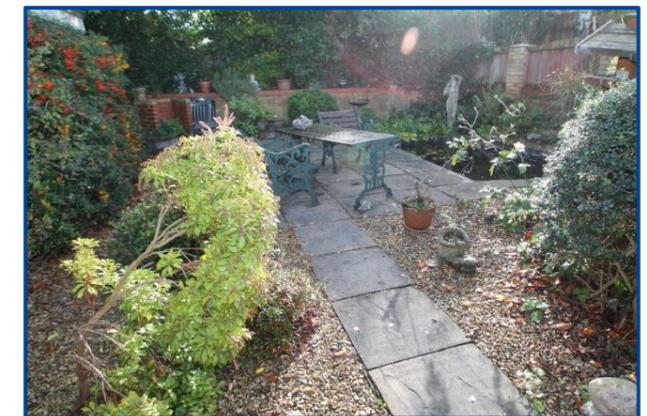
parking for two/three vehicles with external security light and outside meter cupboard, uPVC door proving access to external built-in store cupboard, the driveway extends down to:

**ATTACHED SINGLE GARAGE 18'0 x 8'2 (5.49m x 2.49m)**

With metal up and over door, concrete floor, power and lighting supply, uPVC part glazed door to:

**DELIGHTFUL LANDSCAPED REAR GARDENS**

Which consists of a large patio immediately to the rear of the property with external lighting point, outside water tap and opening onto the large landscaped rear garden area laid for ease of maintenance with further paved terracing and pathway flanked to one side by gravelled areas with inset shrubs and to the other side by an ornamental garden pool with pump and adjacent gravelled rockery areas, shrubberies and corner BBQ area. The whole is bounded by brick walling, timber fencing and hedge and trees to the rear.



**EPC Rating: C**

For a full copy of the Energy Performance Certificate please contact agent.