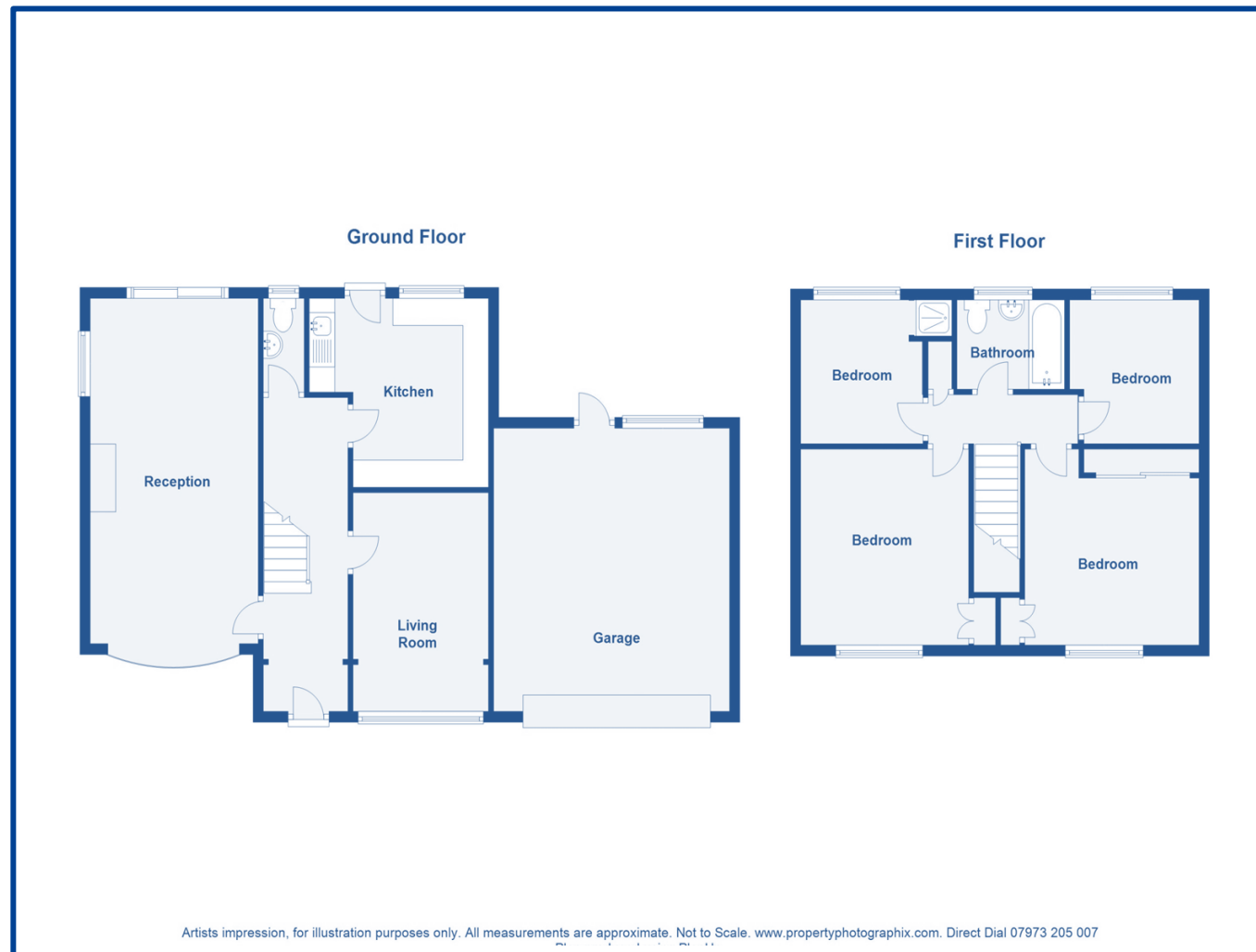


FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



Directions: From Shrewsbury; head out over the English Bridge, along Abbey Foregate, continuing past the Abbey and then straight on at the traffic lights and upon reaching the Shire Hall roundabout take the third exit onto Wenlock Road and then after several hundred metres fork right onto Sutton Road and Abbotsfield Drive is the third turning on the right hand side. The property is located at the end of the cul de sac on the right hand side indicated by a 'For Sale' board.

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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The Estates Office
20 Salop Road
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Email: oswestry@rogerparry.net



Roger Parry & Partners



15 Abbotsfield Drive, Off Sutton Road, Shrewsbury, Shropshire, SY2 6DJ

INSPECTION RECOMMENDED

Offers in the region of £335,000

An attractive, spacious four bedroom detached family house having the benefit of gas fired central heating, uPVC double glazing, double garage plus parking and delightful enclosed landscaped rear garden.

The property occupies a lovely end of cul de sac position in this highly regarded residential area, close to a wide range of local amenities and is easily accessible to Shrewsbury town centre and also the road networks.

The accommodation briefly comprises; covered entrance, reception hall, large through living room, separate dining room, kitchen/breakfast/utility room and cloaks/WC. On the first floor are landing, four bedrooms, one having a shower cubicle and hand basin vanity section and family bathroom with WC.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

Phone: 01743 343 343 Email: shrewsbury@rogerparry.net

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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.

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

Covered entrance with tiled floor, outside lighting point and uPVC double glazed front door with matching side screen, providing access into:

RECEPTION HALL

With coved ceiling, dado rail, double radiator and double doors, giving access to useful under stairs storage cupboard.

A further door then leads in to:

**DELIGHTFUL THROUGH LIVING ROOM 21'3 x 10'9
(6.48m x 3.28m)**

Plus uPVC double glazed Oriel bay window overlooking the front garden. Double glazed sliding patio doors overlooking the rear garden, further window to the side with fitted roller blind, radiator, raised tiled hearth and matching tiled inset to wooden fire surround with living flame coal effect gas fire and TV aerial connection.



DINING ROOM 13'0 x 8'3 (3.96m x 2.51m)

With uPVC double glazed window overlooking the front garden, telephone point, double radiator and Honeywell central heating thermostat.

Service hatch with double doors to:

**KITCHEN/BREAKFAST/UTILITY ROOM 11'6 x 11'4 overall
(3.51m x 3.45m)**

With tile effect vinyl floor covering, extensive ranges of laminate work surfaces with attractive under cupboards and drawers, range of matching eye level wall cupboards with glazed china display and corner shelving units, extensive tiled splash areas, inset single drainer twin bowl stainless steel sink unit with chromium style mixer taps, built in Stoves electric double oven and four ring gas hob unit above, built in fan with light above, integrated refrigerator with cupboards above and below with adjacent wine rack, work surfaces extend to breakfast bar with double radiator beneath and uPVC double glazed window overlooking the rear garden with fitted roller blind.



UTILITY AREA

With matching floor covering, double radiator, laminate work surfaces with inset single drainer stainless steel sink unit with cupboard beneath and space and plumbing for washing machine and space and plumbing for dishwasher. Range of matching eye level wall cupboards, Worcester fully automatic gas fired central heating boiler located in one of the high level cupboards and uPVC double glazed door to the rear gardens with fitted venetian blind.

CLOAKS/WC

With fitted vinyl floor covering, white suite comprising; low level WC with vanity surface above, wall mounted contemporary slimline hand basin with tiled splash and matching cupboard below, opaque uPVC double glazed window with fitted roller blind, cloaks hooks and high level shelf.



From the reception hall, a staircase ascends to the first floor landing with door enclosing airing cupboard with lagged hot water cylinder, digital central heating programmer and slatted shelving, hatch to roof space and coved ceiling.

BEDROOM ONE (FRONT) 13'0 x 11'9 (3.96m x 3.58m)

Including range of fitted wardrobe with hanging rails, shelving and sliding mirrored doors. Dressing unit with mirror back, TV shelf, cupboards and drawers below and useful top cupboards, radiator and uPVC double glazed window with a pleasant outlook.



BEDROOM TWO (FRONT) 11'7 x 10'9 (3.53m x 3.28m)

With uPVC double glazed window with similar lovely outlook, radiator beneath, built in wardrobe with hanging rail, cupboard above and large built in shelved store cupboard.



BEDROOM THREE (REAR) 8'8 x 7'10 (2.64m x 2.39m)

With radiator, uPVC double glazed window with superb views towards Shrewsbury town centre, built in tiled shower cubicle with Triton T80 electric shower unit and adjacent vanity unit with surface having inset hand basin, cupboards beneath and mirror and shaver point.



BEDROOM FOUR (REAR) 8'7 x 8'2 (2.62m x 2.49m)

With radiator, uPVC double glazed window with similar delightful views.



FAMILY BATHROOM

With vinyl tiled floor, fully tiled walls and three piece suite comprising; panelled bath with chromium style mixer tap and shower attachment, vanity unit with work surface, cupboards beneath, having inset hand basin and integrated low level WC, large wall mirror, opaque uPVC double glazed window with fitted roller blind, double radiator, wall cupboard and shower curtain rail.

OUTSIDE

To the front of the property is a tarmac driveway with brick paviour edging, providing parking for two vehicles and leading to the attached double garaging. Landscaped front garden area, part of which is lawned with dwarf stone walling to extremely well stocked flower and shrub beds with concrete pathway leading to front door and extending via wrought iron gate which leads around the side of the property with further concrete pathway gravelled area, flower borders, ornamental garden pond and around to the good sized superbly laid out landscaped rear garden, with very large raised concreted and paved patio/sun terrace with further lawned areas and extremely well stocked floral and herbaceous beds. A variety of trees, timber garden store shed, outside lighting points all being bounded and screened by timber fencing.

DOUBLE GARAGE 17'0 x 16'0 (5.18m x 4.88m)

With concrete floor, electrically operated up and over door, gas meter, electric meter cupboard, power and lighting supply, service to the rear and single glazed window. There is also pedestrian access to both sides of the property.

EPC Rating: D

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

