



Roger Parry & Partners

Directions: From Shrewsbury town centre continue out along Castle Foregate and onto St. Michaels Street leading into Ditherington Road, turn left immediately after "Cycle Life" bicycle shop and number 3a is situated on the left hand side indicated by a For Sale sign.

Thinking of selling or letting your property?

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



3a Long Road, Ditherington, Shrewsbury, SY1 4DF

INSPECTION RECOMMENDED

Offers in the region of £105,000

A mature end of terrace two bedroomed property occupying a convenient location within easy walking distance of good local amenities, with accommodation comprising; open plan living and kitchen area, with two bedrooms and a shower room on the first floor. The property has the benefit of gas-fired central heating, uPVC double glazing and a private courtyard style garden.

The property would be of interest to both first time buyers and investors and inspection is recommended.

INSPECTION RECOMMENDED

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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)

UPVC panelled and glazed front door to open plan living area.

OPEN PLAN LIVING AREA

19'8 x 13'9 narrowing to 7'6 (5.99m x 4.19m)

Consisting of;

KITCHEN AREA

With range of units comprising; one and a quarter stainless steel single drainer sink unit set into granite effect work surface extending to three wall sections with a range of cupboards and drawers under, and tile splash above. Space and plumbing set for automatic washing machine, stainless steel built-in four ring gas hob with stainless steel extractor hood above and built-in electric oven below, space for upright fridge freezer, ceramic tile flooring, power and lighting points and a range of eye-level cupboards, uPVC double glazed window looking out to Long Row.

N.B. The built-in oven will be replaced with a new one before completion takes place.

LIVING ROOM

With radiator, power and lighting points, central heating thermostat control, wood effect laminate flooring, uPVC double glazed windows to the front and front door leading to courtyard garden to the rear.

From the living area, stairs with a handrail lead to a small landing with central light point and access to roof space. Landing with access to bedroom accommodation comprising;

BEDROOM ONE **9' x 7'6 (2.29m x 2.74m)**

With radiator, feature beams, power and lighting points, built-in small wardrobe and uPVC double glazed window to the side.

BEDROOM TWO **10'2 x 5'3 (3.10m x 1.60m)**

With radiator, power and lighting points, feature beams, built-in storage cupboard and uPVC double glazed window to the side.

SHOWER ROOM

Fitted with corner shower cubicle, glazed pivot door and fitted Triton T80R electric shower unit, XR electric shower unit, low-level flush WC, pedestal wash basin with tile splash, ceramic tile flooring, radiator, extractor fan, central light point and uPVC double glazed opaque glass window to the side.

OUTSIDE

The property is approached down a shared pathway coming off Long Row, accessed through a wooden security gate leading to the courtyard garden which is laid to gravel and enclosed by a variety of wooden fencing. There is also an outside light.



EPC Rating: B

For a full copy of the Energy Performance Certificate please contact

