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The Property Misdescriptions Act

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167 Wenlock Road, Shrewsbury, Shropshire, SY2 6LB

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**Offers In The Region Of £425,000**

Viewing: strictly by appointment  
through the agent

Having a pleasing aspect to the rear towards the Shrewsbury Cricket Club and The Wrekin, this is a well presented, improved and extended four bedroom detached house, occupying a particularly generous plot with appealing living accommodation throughout which will suit many buyers. The property is located in this desirable residential location within close proximity to Schooling, good amenities, local bypass and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, extended dining room, re-fitted kitchen/breakfast room, lobby, cloakroom, first floor landing, master bedroom with en-suite shower room, three further bedrooms, re-fitted bathroom, front and rear enclosed gardens, generous brick paved in and out driveway, single garage, upvc double glazing, gas fired central heating, pleasing aspect to rear towards to Shrewsbury Cricket Club and The Wrekin. Viewing is recommended.

The accommodation in greater detail comprises:

Double glazed sliding door gives access to:

**Entrance Porch**  
Having tiled floor.

Upvc double glazed door giving access to:

**Hallway**  
Having wood effect flooring radiator, under-stairs storage cupboard, upvc double glazed window to side, cloaks cupboard with fitted coat hooks, hanging rail and upvc double glazed window to front.

Door from reception hallway gives access to:

**Lounge**  
16'0" x 12'11"  
Having a range of upvc double glazed windows, wooden parquet flooring, fireplace with stone style surround and timber mantle, coving to ceiling, two radiators, three wall light points.

Double doors from lounge gives access to:

**Extended Dining Room**  
18'1" x 11'8"  
Having upvc double glazed French doors giving access to rear gardens with upvc double glazed window to side, further upvc double glazed window, radiator, part wooden parquet flooring, three wall light points, coving to ceiling.

Door from dining room and from reception hallway give access to:

**Re-fitted Kitchen/Breakfast Room**  
13'0" x 10'6"  
Having a range of modern eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, kitchen island with fitted drawers and worktop, wood effect flooring, upvc double glazed French doors giving access to rear gardens with upvc double glazed window to side, under-stairs storage cupboard housing gas fired central heating boiler.

Part glazed door from re-fitted kitchen/breakfast room gives access to:

**Rear Lobby**  
Having upvc double glazed door giving access to side of property.

From rear lobby doorway gives access to:

**Cloakroom**  
Having low flush WC, wall mounted wash hand basin with upvc double glazed window, radiator and tiled floor.

From reception hallway stairs rise to:

**First Floor Landing**  
Having upvc double glazed window to side, loft access.

From first floor landing doors give access to: All bedrooms and bathroom.

#### Bedroom

12'11" x 10'1"

Having upvc double glazed window to front, radiator.

Arch from bedroom gives access to:

#### En-suite Shower Room

Having tiled cubicle, wash hand basin set to tiled top, wall mounted mirror fronted cabinet, upvc double glazed window to side, recessed spotlights and extractor fan to ceiling.

#### Bedroom

12'0" x 10'11"

Having two upvc double glazed windows, radiator, wood effect flooring, open fronted wardrobe recess with store cupboard above.

#### Bedroom

11'8" x 10'0"

Having upvc double glazed window with pleasing aspect to rear towards the local cricket ground, fitted wardrobe with storage cupboard above, radiator.

#### Bedroom

9'8" x 7'2"

Having two upvc double glazed windows, wood effect flooring, radiator.

#### Bathroom

Having a re-fitted white suite comprising: panelled bath with pedestal wash hand basin, low flush WC, vinyl floor covering, part tiled to walls, recessed spotlights to ceiling, upvc double glazed window to rear, heated chrome style towel rail.

#### Outside

To the front of the property there is a generous lawned garden with mature trees, a large in and out brick paved driveway which provides ample off street parking for a number of vehicles. From the driveway access is given:

#### Garage

18'0" x 9'0"

Having up and over door, fitted power and light, pedestrian service door to rear.

#### Inserted room

Gated pedestrian side access then leads a paved sun terrace which then gives access to the:

#### Rear Gardens

Where there a paved patio area, lawned garden, outside security light and has views towards the Shrewsbury Cricket Club and The Wrekin. The rear gardens are enclosed by fencing.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND E

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

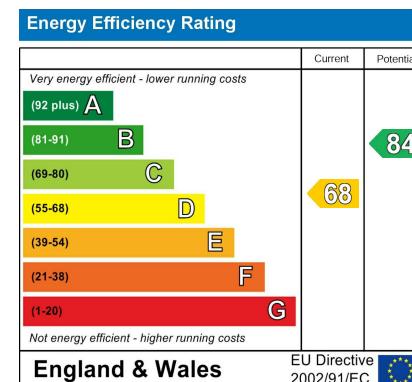
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#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



## FLOORPLANS

