

79 Portland Crescent, Shrewsbury, Shropshire, SY2 5NL

www.hbshrop.co.uk



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Offers In The Region Of £339,995

Viewing: strictly by appointment through the agent

Occupying a generous size corner plot having the added benefit of NO UPWARD CHAIN. This is a versatile, spacious and improved three bedroom detached property. The property boasts a spacious lounge, separate dining room, attractive kitchen/breakfast room, ground floor bedroom, modern ground floor shower room, two first floor double bedrooms one of which having en-suite bathroom, generous driveway and garage. The property is situated within this highly desirable residential location within close proximity to good amenities, Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance porch, reception hallway, lounge, dining room, kitchen/breakfast room, upvc double glazed conservatory, ground floor bedroom, ground floor shower room, first floor landing, two further double bedrooms one having en-suite bathroom, generous front, side and rear enclosed gardens, brick paved driveway, garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

Upvc double glazed entrance door gives access to:

Entrance porch

Having upvc double glazed windows, wall light point, upvc double glazed door and upvc window to side gives access to:

Reception hallway

Having wall mounted thermostat control unit, radiator, under-stairs storage cupboard, service door to garage.

From reception hallway door gives access to:

Lounge

17'11 x 10'9

Having upvc double glazed windows to front and side of property, wall light points, living flamed effect gas fire set to a marble style hearth and decorative fire surround, radiator.

Wooden framed glazed double doors from lounge gives access to:

Dining room

10'5 x 8'3

Having radiator, coving to ceiling, wall light points.

Upvc double glazed sliding doors give access:

Upvc double glazed conservatory

8'3 x 7'11

Having brick base, range of upvc double glazed windows, upvc double glazed French doors giving access to rear gardens, polycarbonate roof.

Wooden framed door from dining room and door from reception hallway gives access to:

Kitchen/breakfast room

16'0 x 8'10

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, two upvc double glazed windows, upvc double glazed door giving access to rear gardens, tiled floor, tiled splash surrounds, radiator, integrated fridge and freezer, wall light point, ceiling fan with built-in light, coving to ceiling.

Door from reception hallway gives access to:

Ground floor bedroom

11'1 x 8'11

Having upvc double glazed window to rear, coving to ceiling, radiator.

Door from reception hallway gives access to:

Shower room

Having tiled shower cubicle with mixer shower over, pedestal wash hand basin. low flush WC, radiator, upvc double glazed window to rear, coving to ceiling.

From reception hallway stairs rise to:

First floor landing

Having doors giving access to: Two further bedrooms and separate WC

Bedroom

16'0 x 8'6

Having upvc double glazed windows to rear, radiator.

Door to:

En-suite bathroom

Having corner panelled bath with shower attachment off taps, wash hand basin with mixer tap over, upvc double glazed window to rear, wood effect vinyl flooring, radiator, range of fitted store cupboards.

Bedroom

10'8 excluding recess x 9'9

Having upvc double glazed windows to front and side of property, fitted wardrobes.

Door to:

Walk-in eaves wardrobe

With fitted hanging rail.

WC

Having low flush WC, wall mounted wash hand basin, half tiled to walls, upvc double glazed window to side.

Outside

To the front of the property there is a double width brick paved driveway which gives access to:

Garage

16'3 x 9'6 max reducing down to 8'6 min

Having an electrically operated roller door, glazed window to side, wall mounted gas fired central heating boiler.

The front and side of property are lawned gardens with mature shrubs and bushes.

Rear gardens

To the rear of the property there is a generous size garden having

extensive paved patio, paved sun terrace, lawned gardens, mature shrubs and bushes, glazed greenhouse, timber summerhouse. The gardens are enclosed by hedging.

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 D

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 SALES).

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

FLOORPLANS

