

16 Beechwood Drive, Off Ellesmere Road, Shrewsbury,  
Shropshire, SY1 2RF

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A spacious, extended well maintained and neatly presented four double bedroom link detached house, occupying a pleasing cul-de-sac position. The property sits on a substantial plot approaching approximately 0.3 of an acre (part of which could possibly be redeveloped subject to the necessary planning consents/permissions). The property is located within this desirable residential location, walking distance to the Shrewsbury town centre and being well placed for easy access to the local bypass. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, sitting room, separate dining room, refitted kitchen/breakfast room, utility room, first floor landing, four double bedrooms, refitted family bathroom, substantial size gardens, driveway, large garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**  
Having UPVC double glazed window to front, radiator, understairs storage cupboard.

From entrance hallway door gives access to:

**Cloakroom**  
Having low flush WC, pedestal wash hand basin, radiator, fitted storage unit, tiled floor, tiled to walls, UPVC double glazed window to side.

Door from entrance hallway gives access to:

**Lounge**  
23'1 x 12'11  
Having UPVC double glazed window to front, radiator, double glazed sliding patio door giving access to rear gardens, open fire set to a stone style hearth with tiled mantle, radiator, coving to ceiling.

From lounge door gives access to:

**Sitting room**  
13'7 x 11'10  
Having UPVC double glazed window to rear, coving to ceiling, radiator.

Door from entrance hallway gives access to:

**Dining room**  
13'7 x 12'3  
Having UPVC double glazed window to front and side of property, radiator, coving to ceiling, fitted store cupboards with display shelving above.

Door from dining room gives access to:

**Refitted kitchen/breakfast room**  
14'10 x 10'2  
And comprises: A range of refitted eye level and base units with built-in cupboards and drawers, integrate Neff double oven, four ring Neff gas hob with Neff stainless steel cooker canopy over, integrated fridge freezer and integrate Neff dishwasher, tiled floor, tiled splash surrounds, spot lights to ceiling, UPVC double glazed window to rear, 2 pantry style store cupboards plus an additional shelved store cupboard to side, and a further storage cupboard, radiator.

Part glazed door from refitted kitchen/breakfast gives access to:

**Utility room**  
10'7 x 5'7  
Having integrated tumble dryer, space for washing machine, eye level and base units, fitted worktops with inset sink drainer unit with mixer tap over, UPVC double glazed doors giving access to front and rear of property, tiled floor, radiator.

From dining room stairs rise to:

**First floor landing**  
Having UPVC double glazed window to front, a very large (impressive) loft access, coving to ceiling, airing cupboard.

Doors from first floor landing then give access to: Four double bedrooms and refitted family bathroom.

**Bedroom one**  
12'6 x 12'5  
Having HIs and Hers double wardrobe, two UPVC double glazed windows, radiator.

**Bedroom two**  
10'5 x 10'2  
Having UPVC double glazed window overlooking the property's rear gardens, radiator, vanity unit with wash hand basin, fitted wardrobes with eye level storage cupboards above.

**Bedroom three**  
11'10 x 10'4  
Having fitted wardrobes, chest of drawers and eye level store cupboard, UPVC double glazed window overlooking the property's rear gardens, radiator.

**Bedroom four**  
12'5 max into recess x 10'2  
Having UPVC double glazed window to front and to side, radiator, built-in double wardrobe.

**Refitted bathroom**  
Having a three piece white suite comprising: Timber style panel bath with electric shower over and glazed shower screen to side, vanity unit with sink, granite style worktop, eye level and base storage cupboards, low flush WC, UPVC double glazed window to rear, heated towel rail, vinyl wood effect floor covering.

**Outside**  
To the front of the property there are generous size lawn gardens, paved patio and pathway. To the side of this there is a tarmacadam driveway which gives access to:

**Large garage**  
20'0 x 14'0  
Having electrically operated up and over door, range of fitted base units, eye level storage cupboards and wooden style worktops, fitted power and light.

Gated pedestrian side access then leads to the property's substantial well established:

**Rear gardens**  
Comprising: large paved sun terrace, fruit trees, timber garden shed, glazed greenhouse, lawn gardens, paved sun terrace, outside cold tap and lighting points. The rear gardens are enclosed by mature conifers and fencing.

**Agents note**  
The substantial rear garden could provide development potential subject to the necessary planning consents/permissions and any interested parties should make their own enquires with the Shropshire Planning Department. The vendor/s would also like to mention that the property itself could also offer development potential i.e to the rear/side of the property, to creative further living accommodation such as extra reception rooms, ensuite bathrooms etc (again subject to the necessary planning consents/permissions).

**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.

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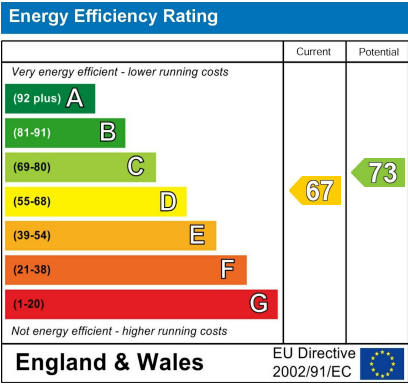
**Tenure**  
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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).

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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.  
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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

