



2 PRIORY DRIVE  
SHREWSBURY | SY3 9EF





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Close to town amenities.

A PARTICULARLY SPACIOUS SEMI-DETACHED HOUSE, OFFERING GREATLY ENHANCED ACCOMMODATION WITH LARGE GARDENS IN A HIGHLY SOUGHT LOCATION.

convenient position close to amenities  
Recently undergone a scheme of improvements  
Flexible and well proportioned living environment  
Driveway parking and garage  
Lovely large established gardens



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge following the gyratory system into Coleham Head and take the right turn into Longden Coleham. Continue along Longden Road and on arrival at the roundabout head straight across passing Priory School on your right hand side. Take the first available left turn into Priory Ridge and then left into Priory Drive and the property will be seen on the right hand side.

## SITUATION

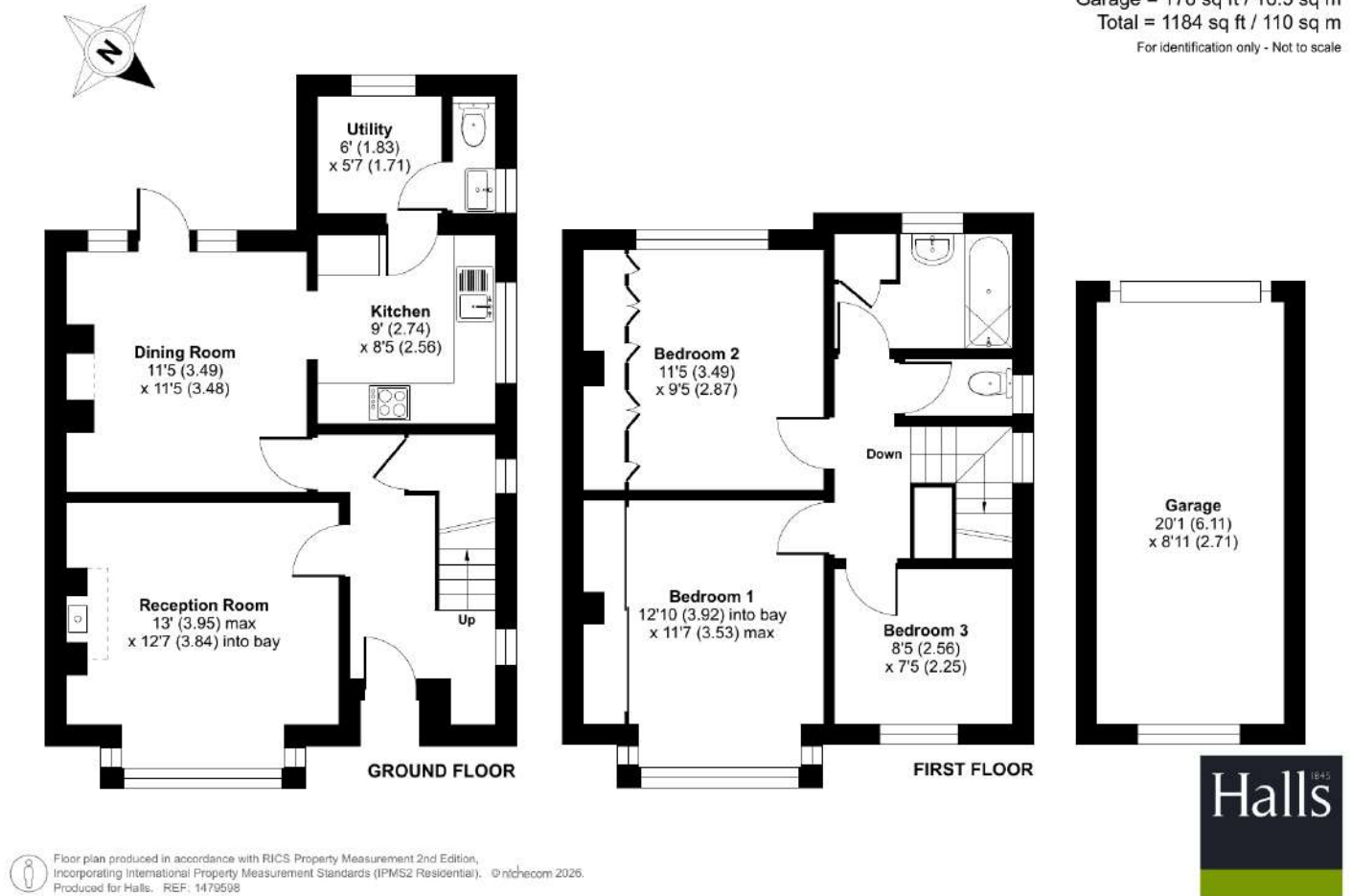
The property is most attractively situated in this much sought after area lying towards the west of the town offering access to excellent suburban amenities at Radbrook Green shopping complex as well as a range of schools. Further more a bus service is available together with more comprehensive facilities at the nearby Meole Brace retail park and Shrewsbury town centre which also offers a rail service. Commuters will find road links from the property give ready access to the A5, M54 and national motorway network.

## PROPERTY

Occupying a superb position within this highly sought-after residential area, this beautifully presented semi-detached family home has been thoughtfully improved and well maintained to provide spacious, stylish and practical accommodation throughout. Recent improvements have significantly enhanced the home and include, fitted plantation shutters, replacement wood-boarded herringbone flooring throughout the ground floor, reconfiguration of the rear hallway, a re-fitted cloakroom and new carpets fitted upstairs.

The property further benefits from generous private gardens, extensive driveway parking and a detached garage.

The accommodation is entered via a covered porch leading into an attractive reception hall, complete with useful storage and a staircase rising to the first floor. To



the front of the property, the welcoming living room features a bay window with plantation shutters, bespoke fitted shelving, and a feature fireplace incorporating a wood-burning stove.

To the rear, the dining room opens seamlessly into the kitchen, creating an excellent space for both family living and entertaining. A glazed door provides direct access to the rear garden, while the kitchen is fitted with painted units, granite work surfaces and a range

of integrated appliances. A separate utility room and recently re-fitted cloakroom add further practicality to the ground floor.

On the first floor, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The family bathroom is fitted with a shower, complemented by a separate recently re-fitted WC.



## GARDENS

Outside, the extensive front and rear gardens are beautifully maintained, predominantly laid to lawn and complemented by established trees, shrubs and well-stocked borders. A substantial block-paved driveway provides parking for several vehicles and leads to the detached single garage.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand the property has the benefit of mains electricity, gas, water and drainage. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX & EPC RATING

Council Tax Band - C



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



