



1



4



3



Lily Hay, Preston Street, Shrewsbury, SY2 5PP

Offers Around
£368,500



Property Description

The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home.

The entrance hallway leads to the lounge/kitchen/dining room opening through French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage.

On the first floor you will find 4 double bedrooms, the master and second bedroom having en suite shower rooms, a main bathroom and useful storage cupboard.

Externally there is an integral single garage and side by side driveway parking for two cars, this property is located in a private cul de sac and overlooks public open space to the front.

Accommodation

Lounge	5.93 x 3.44 (19'5" x 11'3")
Kitchen	3.90 x 3.44 (12'9" x 11'3")
Dining	2.90 x 3.30 (9'6" x 10'9")
Utility	3.30 x 1.73 (10'9" x 5'8")
Bedroom 1	4.66 x 4.02 (15'3" x 13'2")
Bedroom 2	4.05 x 3.82 (13'3" x 12'6")
Bedroom 3	3.28 x 3.23 (10'9" x 10'7")
Bedroom 4	3.23 x 2.79 (10'7" x 9'1")

Tenure:



Floor Plan: Lily Hay, Preston Street, Shrewsbury, SY2 5PP



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Shrewsbury Branch

12 Shoplatch, Shrewsbury, Shropshire, SY1 1HL

To book a viewing
Call us on 01743 357032



We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

