



10 Hallam Drive, Berwick Grange, Shrewsbury, Shropshire, SY1 4YE

£315,000

This most impressive detached family house offers greatly upgraded and enlarged 4/5 bedroom accommodation that we feel will be hard to equal. Includes: Porch, Hall, Guest WC, Living Room, Fantastic Newly Fitted Kitchen/Dining Room Leading Through To Magnificent Family Room, Utility Room, Study/Ground Floor Bedroom. Upstairs Are Main Bedroom With En-suite Shower Room, 3 Further Bedrooms And Family Bathroom. Double Width Driveway, Neat Well-Presented Gardens. Must Be Seen.



10 Hallam Drive, Berwick Grange, Shrewsbury, Shropshire, SY1 4YE Ref: 3646

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door to Enclosed Porch with double glazed side and front windows, matching door to

Entrance Hall

Double radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with wash basin, WC, radiator, double glazed window.

Living Room 13' 4" into bay x 14' 0" (4.06m x 4.26m)

Feature wooden fire surround with marble style inlay and hearth and Living Flame gas fire inset, double radiator, wall lights, 2 double glazed side windows, walk-in double glazed bay window to the front.

Impressive Kitchen/Dining Room 21' 1" x 9' 6" (6.42m x 2.89m)

Recently fully re-fitted to a high standard providing an excellent range of units with laminated work tops, inset sink unit, double glazed window to the rear, integrated dishwasher, fridge, freezer, double electric oven, 4 ring induction hob with splash-back and filter hood above, tiled flooring, double and single radiators. From Kitchen door to Utility Room and from Dining Area wide square opening to

Family Room 13' 8" x 12' 5" (4.16m x 3.78m)

Part vaulted ceiling, 6 windows provide excellent natural lighting, double glazed french doors lead to garden, radiator.

Bedroom 5/Study 10' 11" x 8' 2" (3.32m x 2.49m)

Radiator, double glazed side window.

Utility Room 6' 10" x 4' 9" (2.08m x 1.45m)

Tiled flooring, range of units with laminated work top, sink unit, wall mounted gas fired central heating boiler, double glazed door to the side.

First Floor Landing

Loft access, built-in airing cupboard.

Bedroom 1 14' 0" x 12' 0" (4.26m x 3.65m)

Radiator, twin double built-in wardrobes, double glazed side and front windows.

En Suite Shower Room

Fitted with 3 piece suite including fully tiled corner shower cubicle, wash basin with tiled wall behind, WC, tiled flooring, radiator, electric shaver socket, extractor fan, double glazed window.

Bedroom 2 9' 8" x 9' 7" (2.94m x 2.92m)

Radiator, built-in double wardrobe, double glazed window to the front.

Bedroom 3 9' 5" x 8' 5" (2.87m x 2.56m)

Radiator, useful under eaves storage cupboard, double glazed rear window.

Bedroom 4 11' 5" x 6' 8" (3.48m x 2.03m)

Radiator, double glazed front window.

Family Bathroom

Fitted with white 3-piece suite including bath with mixer tap and shower fitting, wash basin, WC, fully tiled to bath walls half tiled one further wall, tiled flooring, radiator, shaver socket, extractor fan, double glazed window.

Outside

The property is situated off the main Hallam Drive and approached over a double width driveway with side by side parking for 2 cars. The front garden provides lawn and well stocked shrub border, useful built in store with up and over door.

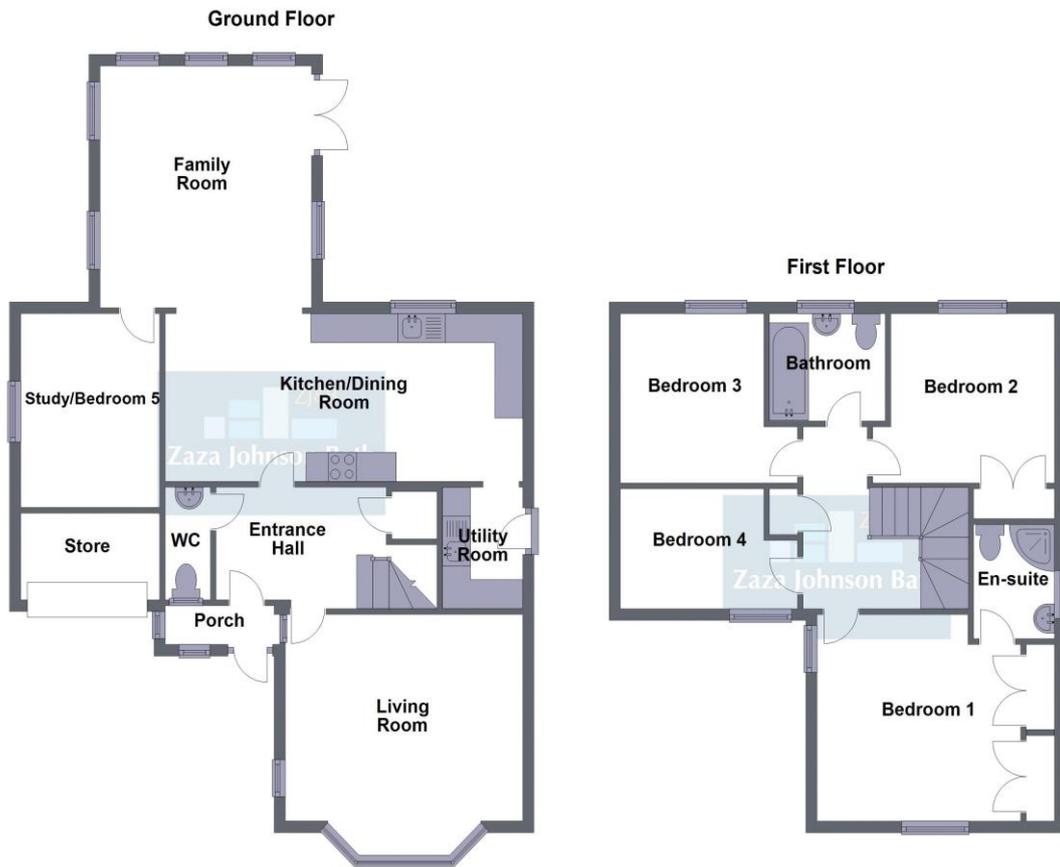
Rear Garden

Approached onto a paved patio with lawn beyond, gravel pathway, raised shrub bed to one side and further shrub bed to rear boundary, Wide paved pathway to the side of the property with gravel edges, timber shed and further store, external lighting and cold water tap. The garden is enclosed by timber fencing with concrete posts, gated access to the front of the property.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



FLOOR PLANS FOR GUIDANCE ONLY

Energy Performance Certificate

10, Hallam Drive, SHREWSBURY, SY1 4YE

Dwelling type: Detached house Reference number: 8282-7223-0790-0017-0996
 Date of assessment: 13 July 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 July 2012 Total floor area: 124 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,408
Over 3 years you could save	£ 735

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 192 over 3 years	
Heating	£ 2,601 over 3 years	£ 2,259 over 3 years	
Hot Water	£ 426 over 3 years	£ 222 over 3 years	
Totals	£ 3,408	£ 2,673	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
50	76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 135
2 Low energy lighting for all fixed outlets	£75	£ 150
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 342

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage