

8 GARMSTON ROAD

SHREWSBURY | SHROPSHIRE | SY2 6HE

Halls 1845



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Close to amenities.

A HIGHLY DESIRABLE DETACHED DORMER BUNGALOW, OFFERING WELL PROPORTIONED ACCOMMODATION SET WITH GARAGING AND LOVELY SOUTH FACING GARDENS IN A SOUGHT AFTER LOCATION.

Convenient and popular location
Rooms of pleasing proportion
Scope for some improvement
Driveway parking and garage
South facing gardens

Halls 1845

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
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Viewing is strictly by appointment with the selling agents

DIRECTIONS

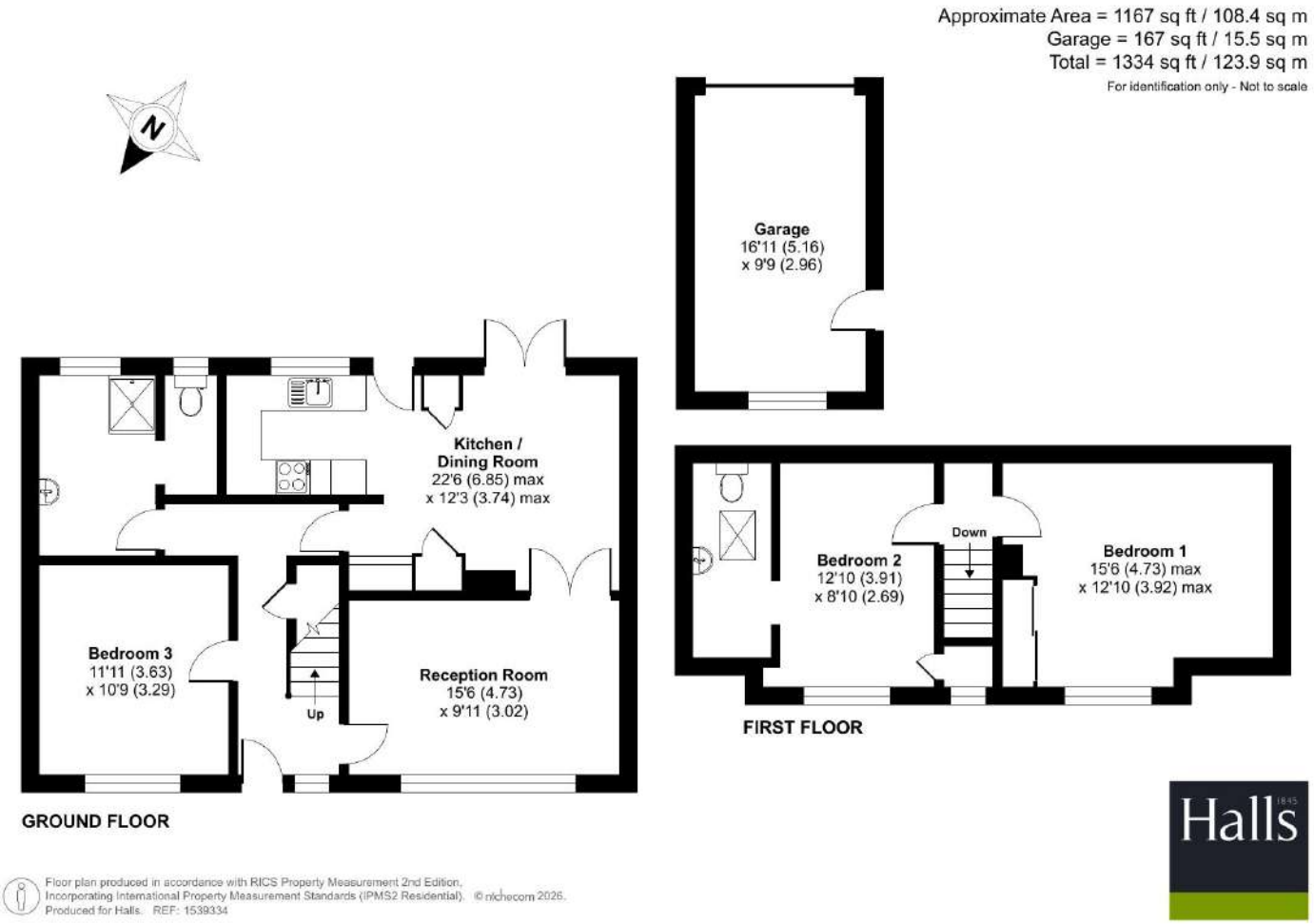
From Shrewsbury town centre, proceed over the English Bridge and head onto Abbey Foregate. On arrival at the Column Roundabout, take the third exit along Wenlock Road and after a short distance turn right onto Sutton road. Proceed along and take the left turn into Tilstock Crescent and after a short distance turn right into Tilstock Crescent. After a short distance take the left turn into Garmston Road and the property will be found on the right hand side.

SITUATION

The property is attractively positioned in an established and sought after residential area to the east side of the town centre. A range of local amenities are available nearby including a Co-Op supermarket and schooling, while Shrewsbury town centre itself is readily accessible and offers a far more comprehensive range of shopping, leisure and social facilities. Commuters will be pleased to note that the A5 bypass is close by and links through to the M54 motorway and onto the Telford and M6 motorway networks. A rail service is available in the town centre.

PROPERTY

Situated in a highly sought-after residential area, this attractive detached three-bedroom dormer bungalow offers well-proportioned accommodation arranged over two floors, together with generous gardens, ample driveway parking and a detached garage.



The ground floor accommodation briefly comprises a welcoming living room and an open-plan kitchen/dining area, fitted with a range of units and featuring twin glazed French doors opening directly onto the generous rear gardens, creating an ideal space for both everyday living and entertaining.

There is also a third bedroom, which could alternatively be utilised as an additional reception room if desired, together with a conveniently positioned shower room.

To the first floor, there are two well-proportioned double bedrooms, one of which benefits from an adjoining en-suite washroom.













OUTSIDE

Externally, the property occupies a generous plot, with ample driveway parking leading to a detached garage. The front gardens are attractively landscaped, featuring flowing lawns and established floral borders. To the rear, the particularly appealing south-facing gardens provide a flagged and gravelled seating area, complemented by mature established borders and extensive lawned areas.

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

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



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 not.

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 or hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.





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