



17 Port Hill Drive, Port Hill, Shrewsbury, Shropshire, SY3 8RP

£349,000

A rare opportunity to purchase a charming, individual, sympathetically restored 1920's detached house in this highly desirable location, close to the Quarry Park, Town Centre and popular schools. Built in the Edwardian style and offering Arts and Crafts features, accommodation includes: Entrance Hall with Minton Tiled Floor, 2 Reception Rooms, Large Stylish Fitted Kitchen/Breakfast Room, 3 Bedrooms, Attractive Bathroom, GCH, Driveway, Garden, No Upward Chain. Viewing Is Essential For Full Appreciation.



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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

Stylish canopied Entrance Porch with original entrance door with decorative stained leaded glass panels provides access to

Entrance Hall

Offering particularly generous space with Minton tile flooring, original decorative stained glass window, radiator, under stairs storage cupboard, picture rail, original spindle and newel style staircase leads to First Floor Landing, door to

Living Room 13' 0" x 11' 0" (3.96m x 3.35m)

Cast iron fire place with decorative tile inlay, cast iron grate and tiled hearth, wooden surround, picture rail, radiator, large window to the front, leaded circular window to the side, radiator, coving, wall and ceiling lights.

Dining Room 14' 1" x 9' 0" (4.29m x 2.74m)

Large window overlooking rear garden, further window to the side, period Arts and Crafts cast iron fireplace with green tiled inlay and hearth, radiator, picture rail.

Kitchen/Breakfast Room 23' 4" x 8' 7" (7.11m x 2.61m) max

The part vaulted ceiling provides a wonderful feeling of space and light. The kitchen has been pleasingly refitted with a comprehensive range of quality units offering cupboards, laminated work tops, inset 1 1/2 bowl sink unit with mixer tap, tiled flooring, modern column radiator, extractor fan, Worcester fired central heating boiler, double glazed french doors to rear garden, double glazed side window and door to the side, door to

Large Walk-in Pantry

Tiled flooring, cold slab, shelving and side window.

First Floor Landing

Period stained leaded glass window to the side, loft access.

Bedroom 1 13' 0" x 11' 0" (3.96m x 3.35m)

Ornate Arts and Crafts cast iron fireplace with tiled inlay and hearth, radiator, 2 built in double wardrobes, picture rail, window to the front.

Bedroom 2 12' 0" x 9' 0" (3.65m x 2.74m)

Arts and Crafts decorative cast iron fireplace with tiled hearth, radiator, picture rail, window to the side.

Bedroom 3 12' 0" x 5' 11" (3.65m x 1.80m)

Radiator, picture rail, window overlooking rear garden.

Bathroom

Recently re-fitted with contemporary white 3 piece suite including bath with chrome shower fitting, fully tiled walls around, wash basin with tiled splash, WC, pattern tile flooring, tiled sill to side window, modern towel rail/radiator, extractor fan.

Outside

The property enjoys a most attractive corner position. The gardens to the front offer beds with hedging around, external lighting point, parking to the side and brick paved driveway to the rear of the property.

Rear Garden

Approached onto timber decking and paved patio, the garden beyond is laid to lawn with beds and borders, useful timber store and the garden is enclosed by fencing and hedging.

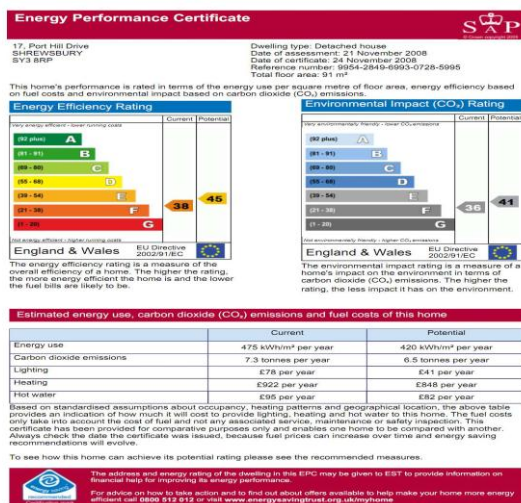
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your Solicitor.

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

VACANT POSSESSION UPON COMPLETION



FLOOR PLANS FOR GUIDANCE ONLY





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