



21 Silverdale, Gains Park, Shrewsbury, Shropshire, SY3 5FY

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**Offers In The Region Of £275,000**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN. This is an extended, improved and well presented three bedroom detached house which boasts instantly appealing living accommodation throughout which will be suitable for a number of buyers. The property boasts an L shaped lounge, dining, sitting/family room, a modern re-fitted kitchen, re-fitted bathroom, well established rear gardens, driveway and garage. The property occupies a pleasing cul-de-sac position within this favoured residential location of Shrewsbury. Gains Park is within close proximity to the Royal Shrewsbury Hospital, the Oxon C of E primary school and many further local amenities. The property is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network.

#### Accommodation

Entrance hallway, extended L shaped lounge, dining room, sitting/family room, modern re-fitted kitchen, first floor landing, three bedrooms, re-fitted bathroom, front and well established rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

#### Entrance hall

Having dado rail.

Door from entrance hall gives access to:

#### Extended L shaped lounge

16'1 x 14'4 max  
Having upvc double glazed window to front, radiator.

Door from lounge gives access to:

#### Dining room

12'11 x 9'1  
Having radiator, under-stairs storage cupboard, thermostat control unit.

Square arch from dining room gives access to:

#### Sitting/family room

15'9 x 7'0  
Having upvc double glazed French doors giving access to rear gardens, upvc double glazed windows to side, radiator.

Square arch from sitting/family room and door from dining room gives access to:

#### Modern re-fitted kitchen

12'4 x 6'5  
Having a range and replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled floor, tiled splash surrounds, integrated oven, four ring gas hob with cooker canopy over, space for appliances.

From dining room stairs rise to:

#### First floor landing

Having upvc double glazed window to side, loft access, cupboard housing gas fired central heating boiler plus additional store cupboard.

Doors from first floor landing then give access to: Three bedrooms and re-fitted bathroom.

#### Bedroom

9'10 x 9'2  
Having upvc double glazed window to front, fitted over-stairs store cupboard, radiator.

#### Bedroom

10'0 x 9'2  
Having upvc double glazed window to rear, radiator, fitted wardrobe.

#### Bedroom

6'8 x 6'4  
Having upvc double glazed window to front, radiator.

#### Re-fitted bathroom

Having a three piece white suite comprising: panelled bath with electric shower, pedestal wash hand basin, low flush WC, fully tiled to walls, upvc double glazed windows to rear, towel rail, strip light with built-in shaver point.

#### Outside

To the front of the property there is a lawned garden. To the side of this there is a double width tarmac driveway which gives access to:

#### Garage

18'11 x 8'8  
Having up and over door, part glazed service door to rear with glazed window to side. To the side of the property gated access leads to a paved pathway which then in turn gives access to the property's:

#### Well established private rear enclosed gardens

Comprising: paved patio area with cold tap, lawned garden, sun terrace, deep borders containing a variety of mature specimen shrubs, plants and bushes. The rear gardens are enclosed by fencing.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND C

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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	

## FLOORPLANS

