

91 Portland Crescent, Shrewsbury, Shropshire, SY2 5NW

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £279,950**

Viewing: strictly by appointment through the agent

Occupying a generous corner plot within this desirable residential location, this is a well proportioned three bedroom detached house being offered For Sale with NO UPWARD CHAIN. The property is located within close proximity to a variety of excellent local amenities, schooling and a regular bus service to the Shrewsbury town centre. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following Entrance hallway, L shaped lounge/diner, UPVC double glazed conservatory, kitchen/breakfast room, first floor landing three bedrooms, re-fitted wet room, front, side and rear enclosed gardens, driveway enclosed carport, garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**hallway**

Wooden framed door gives access to:

**Spacious L Shaped lounge/diner**

19'10 max x 19'8 max

Having UPVC double glazed window to front, wall mounted thermostat control unit, two radiators.

Sliding door from lounge/diner gives access:

**UPVC double glazed conservatory**

9'4 x 8'6

Having brick base, range of UPVC double glazed window to rear, polycarbonated roof, tiled floor, UPVC double glazed French doors giving access to rear gardens.

Doors from lounge/diner gives access to:

**Kitchen/breakfast room**

10'11 x 9'6

The kitchen/breakfast room comprises: eye level and base units with built-in cupboards and drawers, free standing cooker with four ring gas hob, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, under-stairs storage cupboard, tiled effect flooring, radiator, UPVC double glazed window to rear, wooden frame glazed door giving access to cupboard carport.

From lounge/diner stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access.

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

**Bedroom one**

11'5 x 9'11

Having UPVC double glazed window to front, radiator.

**Bedroom two**

9'9 x 8'2

Having UPVC double glazed window with pleasing aspect to rear, cupboard housing gas fired central heating boiler.

**Bedroom three**

9'8 max reducing down to 6'6 min x 8'10

Having UPVC double glazed window to front, radiator.

**Re-fitted wet room**

Having wall mounted electric shower, WC with hidden cistern, wash hand basin set to vanity unit, inly floor covering, heated chrome style towel rail, fully tiled to walls, UPVC double glazed window to rear, extractor fan to ceiling.

**Outside**

To the front of the property there is a pathway giving access to front door, lawn garden, mature shrubs and bushes, low maintenance stone sections. This then extends to the side of the property where there is a further lawn garden, mature shrubs and bushes. To the side of the front garden there is a tarmac driveway which gives access via an up and over door:

**Covered carport**

15'1 x 9'8

From covered carport door then gives access to:

**WC**

Having low flush WC, wash hand basin.

From carport up and over door gives access to:

**Garage**

18'2 x 8'2

Having UPVC double glazed window and UPVC double glazed door to side.

**Rear gardens**

These are a pleasing feature of the property and comprise: large paved patio areas, low maintenance stone sections, raised beds, a variety of shrubs, plants and bushes, gated side access, outside cold tap. The rear gardens are enclosed.

**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 D**

**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).

**Referral fee disclaimer**


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

