

194 Whitchurch Road, Shrewsbury, Shropshire, SY1 4EL

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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:

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**Offers In The Region Of £174,995**

Viewing: strictly by appointment through the agent



Offered For Sale with NO UPWARD CHAIN and requiring general modernisation /improvement, this is a deceptively spacious and attractive three bedroom mid terrace bay fronted house. The property is situated within this favoured residential location which has a variety of excellent amenities and is well placed to the Shrewsbury Town centre and local bypass. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, dining room, kitchen, rear lobby, useful store, lean to, first floor landing, three bedrooms, shower room, front and rear enclosed gardens, gas fired central heating (currently not connected) extensive double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Wooden glazed entrance door gives access to:

**Entrance porch**

Having glazed windows, tiled floor.

Period leaded glazed wooden framed door with matching windows to side gives access to:

**Hallway**

Having wood effect flooring, radiator, under-stairs storage cupboard, picture rail.

Wooden framed door from hallway gives access to:

**Bay fronted lounge**

13'5 x 10'6

Having sealed unit double glazed leaded bay window to front, exposed wooden flooring, period fireplace with decorative fire surround, coving to ceiling, picture rail.

Wooden framed glazed door from hallway gives access to:

**Dining room**

12'10 max into bay x 9'11

Having bay window, radiator, exposed wooden flooring, gas fire set to tiled hearth with decorative fire surround, picture rail.

From dining room access is given to:

**Kitchen**

10'5" max reducing down to 7'6" x 5'6"

Having eye level and base units, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, space for appliances, feature exposed brick wall, exposed wooden flooring, glazed window.

Arch from kitchen gives access to:

**Rear lobby**

From rear lobby door gives access to:

**Useful store**

From rear lobby wooden framed glazed door gives access to:

**Lean to**

12'4 x 7'10

Having polycarbonated roof, UPVC double glazed windows, sealed unit double French doors giving access to rear gardens, shelved storage cupboard.

From hallway stairs rise to:

**First floor landing**

Having wooden laminate flooring, loft access, picture rail.

Doors from first floor landing then give access to: Three bedrooms and shower room.

**Bedroom one**

12'11 max into bay x 9'1 excluding recess

Having sealed unit double glazed leaded bay window to front, fitted wardrobes, picture rail, radiator.

**Bedroom two**

11'3 x 9'3 excluding recess

Having sealed unit double glazed window to rear, radiator, built-in wardrobes, picture rail.

**Bedroom three**

6'10 x 5'11

Having sealed unit double glazed window to front, radiator, picture rail, exposed wooden flooring.

**Shower room**

Having tiled shower cubicle, decorative pedestal wash hand basin, low flush WC, heated towel rail, tiled to walls, tiled floor, sealed unit double glazed window to rear.

**Outside**

To the front of the property there is a stoned and partial lawn front garden with shrubs and flowers, paved area and pathway gives access to front door.

**Rear garden**

And comprises: paved area, lawn garden, timber garden shed, a variety of mature shrubs, plants, bushes and trees. 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 B**

**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**

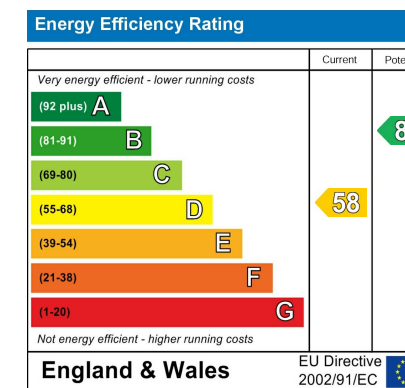
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



**FLOORPLANS**

