

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.
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Offers in the region of £309,995

Viewing: strictly by appointment
through the agent

An attractive, spacious and well proportioned extended three double bedroom plus study / cot room, period semi-detached house situated in this extremely sought after residential location of Shrewsbury within walking distance of a variety of local amenities, popular schooling, the Quarry Park with tranquil riverside walks and the Shrewsbury town centre. Viewing comes highly recommended by the selling agent.

Accommodation:

Storm porch, reception hallway, extended lounge, dining room, extended re fitted kitchen, first floor landing having two bedrooms, study / cot room and re fitted bathroom, second floor master bedroom, parking forecourt, rear enclosed garden, double glazing, gas fired central heating.

Storm porch:

With double glazed entrance door gives access to:

Reception hallway:

Having radiator, wood effect flooring, under-stairs storage cupboard, recessed spotlights to ceiling, double glazed window to the side. Panelled door from reception hallway gives access to:

Spacious lounge:

25' x 12' max (7.62m x 3.66m max)
Having radiator, coving to ceiling, stylish log effect inset gas fire, double glazed sliding patio doors giving access to the rear garden, wall light points, television aerial point.

From the reception hallway, panelled door gives access to:

Dining room:

14'1 max x 12' max (4.29m max x 3.66m max)
Having double glazed bay window with shaped radiator, open fireplace with period tiled fire surround, recessed down lighters to ceiling.

From reception hallway door gives access to:

Re fitted kitchen:

20'9 x 7'8 (6.32m x 2.34m)
Comprising: A range of eye level and base units with built-in cupboards and drawers, a range of fitted worktops with inset 1/2 stainless steel sink drainer unit with mixer tap over, (space for Range cooker with cooker canopy over), (space for plumbing for washing machine and dishwasher), radiator, down-lighting and coving to ceiling, double glazed door overlooking the rear garden and double glazed door giving access to the rear garden.

From the reception hallway, stairs rise to:

First floor landing:

Having coving to ceiling. Doors give access to bedrooms two, three, study / cot room and re fitted bathroom.

Bedroom two:

12'1 x 12' (3.68m x 3.66m)
Having radiator, double glazed window to the front, coving to ceiling.

Bedroom three:

12'2 x 10'10 (3.71m x 3.30m)
Having double glazed window to the rear, radiator, coving to ceiling.

Study / cot room:

5'10 x 5'3 (1.78m x 1.60m)
Having double glazed window to the front, radiator.

Re fitted bathroom:

9'5 x 7'1 (2.87m x 2.16m)
This family bathroom comprises: A white suite having panelled bath with tiled separate shower cubicle with main shower over, pedestal wash hand basin, low flush wc, radiator, tiled to walls, mirror fronted bathroom cabinet, double glazed window to rear, down-lighters to ceiling.

From first floor landing door gives access to a second staircase which gives access to:

Master bedroom:

17'0 max x 15'3 max (5.18m max x 4.65m max)
Having part sloping ceilings, down-lighters to ceiling, two roof windows, eaves storage, a range of built-in wardrobes, radiator.

Outside:

To the front of the property there is a parking forecourt / driveway with gravelled inlay to the side and mature shrubs. Gated access leads alongside the side of the property which in turn leads to the property's attractive rear enclosed garden comprising: A decked area which leads down to a gravelled a rockery section, shaped lawned garden with gravelled pathway to side leading to a further drying area, garden shed, small vegetable plot, outside lighting, power points. The rear garden is enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

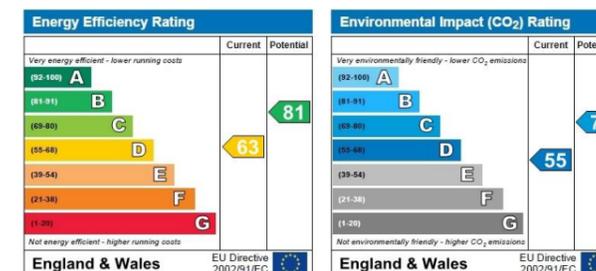
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house independent Financial Advisor. Telephone our office for further details (01743 357000)

Disclaimer

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



FLOOR PLANS

