

28 Long Row, Ditherington, Shrewsbury, Shropshire, SY1 4DF

www.hbshrop.co.uk



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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:

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.
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Offers In The Region Of £168,500

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is an improved, well presented and deceptively spacious, mature two double bedroom, end of terrace house. The property boasts appealing features some of which include: a re-fitted kitchen/diner, two good sized bedrooms, re-fitted bathroom, stoned driveway/parking forecourt and attractive rear gardens. The property is situated within this convenient residential location within close proximity to excellent amenities and being well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

Accommodation

Attractive lounge, re-fitted kitchen/diner, first floor landing, two good size bedrooms, re-fitted bathroom, stoned driveway/parking forecourt, partially walled rear enclosed gardens with timber shed and brick built outhouse, upvc double glazing, gas fired central heating. Viewing is recommended.

Wooden entrance door gives access to:

Lounge

15'6 x 12'10

Having two upvc double glazed windows to front, wall mounted digital heating control panel, living flamed coal effect gas fire to a marble style hearth with timber fire surround, radiator, coving to ceiling.

Doorway from lounge gives access to:

Re-fitted kitchen/diner

13'2 x 9'2

The kitchen area comprises a range of re-fitted eye level and base unit with built-in cupboards and drawers, integrated oven, four ring gas hob and cooker canopy over, tiled splash surrounds, fitted wooden style worktop with inset stainless steel drainer unit with mixer tap over, glass display cabinet, space for washing machine and fridge freezer, recessed LED spotlights to ceiling, upvc double glazed window to rear.

The dining area comprises; radiator, tiled floor, stable style door giving access to rear of property, recessed LED spotlights to ceiling, under-stairs storage cupboard.

From lounge stairs rise to:

First floor landing

Having doors giving access to: two bedrooms and re-fitted bathroom.

Bedroom

12'11 max x 12'8

Having two upvc double glazed windows to front, radiator, two fitted wardrobes, store cupboard housing Worcester gas fired central heating boiler, loft access.

Bedroom

8'10 x 7'10

Having upvc double glazed window to rear, radiator, secondary loft access.

Re-fitted bathroom

Having a three piece white suite comprising: panelled bath with mixer shower over, pedestal wash hand basin, low flush WC, vinyl floor covering, upvc double glazed window to rear, part tiled to walls, heated chrome style towel rail.

Outside

To the side of the property gated access leads to a stoned driveway/parking forecourt. Gated access then leads to a side paved patio area. To the rear there is a raised decked area with further paved patio, low maintenance stoned garden, large timber garden shed and brick built outhouse. The rear garden are partially enclosed by fencing and brick walling.

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 A

Tenure

We are advised that the property is freehold but this

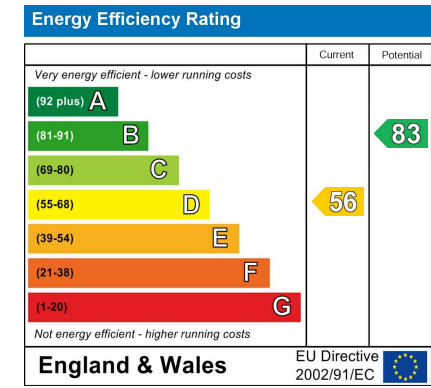
has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.



FLOORPLANS

Ground Floor



First Floor

