

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 £169,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

Situated within this convenient and favoured residential location, this is a particularly spacious and well proportioned three bedroom semi detached house which occupies a pleasant cul-de-sac position. The property is within easy reach of a variety of excellent local amenities and is within striking distance of the Shrewsbury bypass linking up to the M54 motorway network. This property will appeal to many prospective purchasers and a viewing is recommended.

Accommodation:

Hallway, lounge, dining room, attractive kitchen, lean-to, large garage (currently used as a family area), first floor landing, three bedrooms, bathroom, front and good sized rear enclosed gardens, driveway, extensive double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door gives access to:

Hallway:

Having wood effect flooring, radiator, understairs storage cupboard. Door from hallway gives access to:

Lounge:

12'7 x 11'7 (3.84m x 3.53m)
Having upvc double glazed window to front, radiator, living flame coal effect gas fire with decorative fire surround.

Door from hallway gives access to:

Attractive kitchen:

9'11 x 9'7 (3.02m x 2.92m)
Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over (space for further appliances), two upvc double glazed windows, glazed display cabinet, tiled floor, tiled splash surrounds. Arch from kitchen gives access to:

Dining room:

9'11 x 8'11 (3.02m x 2.72m)
Having radiator. From dining room double glazed sliding door gives access to:

Brick-built lean-to:

14'8 x 7'6 (4.47m x 2.29m)
Having upvc double glazed window with double glazed sliding door giving access to rear garden, polycarbonate roof, coal tap, wood effect flooring, upvc double glazed door from kitchen and door from

brick-built lean-to gives access to:

A spacious garage:

21'7 x 11'0 (6.58m x 3.35m)
Agents note: We have been informed that this area is currently being used as a family area. Having double doors to driveway, wood effect flooring, two glazed windows.

From hallway stairs rise to:

First floor landing:

Having upvc double glazed window to side, loft access, linen storage cupboard with gas fired central heating boiler. Doors from first floor landing give access to all bedrooms and bathroom.

Bedroom:

10'3 x 9'0 excluding recess (3.12m x 2.74m excluding recess)
Having upvc double glazed window to front, radiator, mirror built-in wardrobe, coving to ceiling.

Bedroom:

10'11 x 9'2 excluding recess (3.33m x 2.79m excluding recess)
Having upvc double glazed window to rear, radiator, built-in wardrobe.

Bedroom:

7'8 x 7'4 (2.34m x 2.24m)
Having upvc double glazed window to front, radiator, wood effect flooring.

Bathroom:

Having a three piece white suite comprising timber style panelled bath with electric shower over, pedestal wash hand basin, low flush wc, wood effect flooring, radiator, two upvc double glazed windows, part tiled to walls, strip light with built-in shaver point, extractor fan.

Outside:

To the front of the property there is a generous sized lawned garden with good sized driveway to side with access to the garage. The rear garden has a rear concrete hard standing area, paved patio, lawned garden. 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:

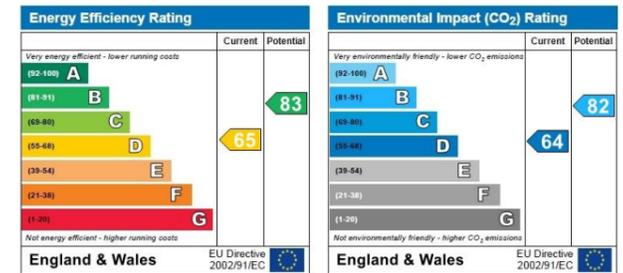
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:

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

Disclaimer:

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



FLOOR PLANS

