

51 Windermere Road, Shrewsbury, Shropshire, SY1 4DX

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 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 £205,000

Viewing: strictly by appointment through the agent

Occupying a generous plot with a substantial enclosed yard area to the rear, which could be used for a variety of purposes. This is an attractive, extended, much improved and particularly spacious bay fronted three bedroom end of terrace house. The property is conveniently located for access to a number of local amenities, the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will be of interest to number of buyers and viewing is recommended by the selling agent. The accommodation briefly comprises of the following: Bay fronted lounge, extended re-fitted L shaped kitchen/diner, ground floor bathroom, first floor landing, three bedrooms, generous driveway, substantial enclosed yard area, rear enclosed gardens, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

Bay fronted lounge

14'1" max into recess x 12'11" max into bay
Having walk-in upvc double glazed bay window to front, radiator, under-stairs store cupboard.

Doorway from bay fronted lounge gives access to:

Extended re-fitted L shaped kitchen/diner

17'10" x 12'6" max
The dining area comprising: wood effect flooring, recessed spotlights to ceiling, TV aerial point, radiator. The kitchen area comprises: a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring electric hob with concealed cooked canopy over, two Velux roof windows, recessed spotlights to ceiling, wood effect flooring, upvc double glazed window to rear, tiled splash surrounds, upvc double glazed door giving access to rear gardens, space for appliances.

Door from lounge gives access to:

Bathroom

Having a four piece suite comprising: panelled bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, wall mounted extractor fan, recessed spotlights to ceiling.

From lounge stairs rise to:

First floor landing

Having loft access.

Doors from first floor landing give access to: Three bedrooms

Bedroom one

14'2" max reducing down to 11'2" x 10'9" max into
Having walk-in upvc double glazed bay window to front, radiator.

Bedroom two

10'7 x 6'6"
Having upvc double glazed window to rear, radiator.

Bedroom three

7'6" x 7'3"
Having upvc double glazed window to rear, radiator.

Outside

To the front of the property there is a concrete driveway providing off street parking. From the driveway access is then given to a low maintenance gravel hard standing area with outside cold tap.

Gated access is then given to a:

Large enclosed yard/further garden area

Having a standing parking area suitable for further vehicles, caravan and boat etc, shrub sections. This area is enclosed by fencing and metal railings.

Rear gardens

Comprise: brick paved patio area, lawned garden, two pedestrian access gates The rear gardens are enclosed by fencing.

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

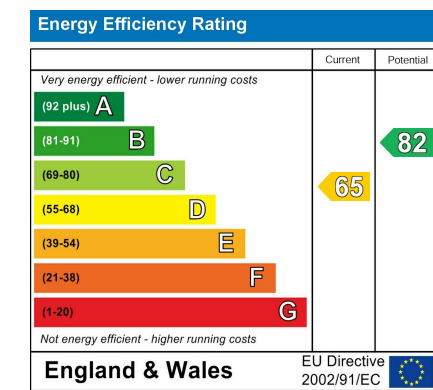
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

