



6a Racecourse Avenue, Monkmoor, Shrewsbury, Shropshire,
SY2 5BU

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 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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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 £220,000

Viewing: strictly by appointment
through the agent

A modern two bedroom detached house which boasts well-maintained and pleasing living accommodation throughout. The property boasts a tarmac driveway which provides off street parking for two vehicles and lovely landscaped rear enclosed gardens. The property is situated within this popular and convenient residential location within striking distance of local amenities and walking distance to tranquil riverside walks leading to the Quarry Park and the historic town centre of Shrewsbury. This property will appeal to many prospective purchaser(s) and viewing is recommended by the selling agent. The accommodation briefly comprises the following: Lounge, modern kitchen / diner, first floor landing, two bedrooms, bathroom, tarmac driveway, landscaped rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Double glazed entrance door gives access to:

Lounge

13'1 x 12'9 max x 9'7

Having upvc double glazed window to front, television, telephone socket, radiator, wall-mounted electricity consumer unit, upvc double glazed window to front. Door from lounge gives access to:

Understairs cloakroom

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, tiled floor, wall-mounted extractor fan, recessed spotlights to ceiling. Door from lounge gives access to:

Kitchen / diner

12'9 x 8'11

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit, integrated washing machine, dishwasher, oven, four ring induction hob with stainless steel cooker canopy over (SPACE for upright fridge freezer), radiator tiled floor, cupboard housing gas fired central heating boiler, upvc double glazed French doors giving access to rear gardens, tiled floor, recessed spotlights to ceiling.

Stairs from lounge gives access to:

First floor landing

Having loft access. Doors then give access to two bedrooms and bathroom.

Bedroom one

12'8 max into recess x 9'6 x 11'4

Having television aerial point, radiator, upvc double glazed window to front, over-stairs wardrobe.

Bedroom two

10'9 x 6'1

Having upvc double glazed window to rear, radiator, television aerial point.

Bathroom

Having a modern three piece suite comprising: paneled bath with mixer shower over, glazed shower screen to side, low flush WC, wash hand basin with storage cupboards below, mixer tap over, wood effect vinyl floor covering, upvc double glazed window to rear, part tiled to walls, extractor fan to ceiling, mirror fronted bathroom cabinet, heated chrome style towel rail.

Outside

To the front of the property there is a tarmac driveway providing ample off street parking for two vehicles. Gated pedestrian side access leads to the side of the property where there is an outside cold tap. Access is then given to the property's landscaped rear gardens comprising: Paved patio area with outside security light, electricity point, brick edged lawned garden, stoned sections, feature garden pond, raised beds, a variety of mature shrubs and bushes, timber garden shed,. The rear gardens are 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.

Council Tax Banding C

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 for 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.

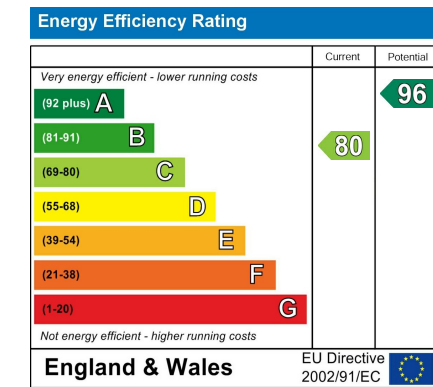
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Disclaimer

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

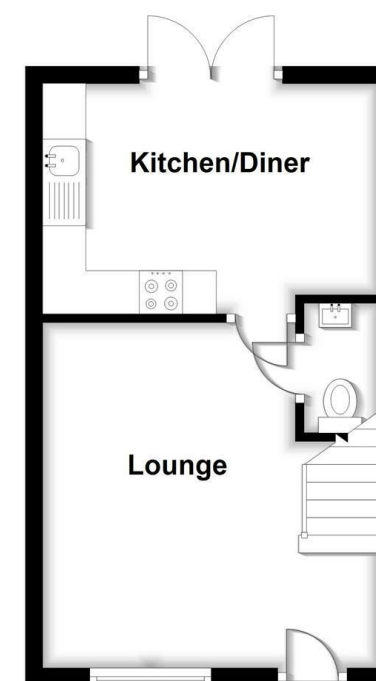
Please note this information is given for guidance only and should not be relied upon as statements or

representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

Ground Floor



First Floor

