



13 Asquith Close, Shrewsbury, Shropshire, SY1 4NW

www.hbshrop.co.uk



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Occupying a pleasing position, this is a deceptively spacious, modern three bedroom end terrace house being offered for sale with NO UPWARD CHAIN. The property is conveniently situated, close to a variety of amenities and has good access to the local bypass which links up to the M54 motorway network. Viewing of this property comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen, first floor landing, three bedrooms, modern bathroom, front and rear enclosed gardens, two allocated car parking spaces, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway
Having wood effect flooring, radiator, wall-mounted digital heating control panel.

Door from entrance hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with tiled splash surround, wood effect flooring, UPVC double glazed window to front.

Door from entrance hallway gives access to:

Lounge/diner
14'4 x 14'6
Having UPVC double glazed French doors giving access to the rear gardens with UPVC double glazed window overlooking rear garden, two radiators, wood effect flooring.

Door from entrance hallway gives access to:

Modern kitchen
10'2 x 7'2
Having modern eye level and base white units with built-in cupboards and drawers, integrated oven, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, four ring gas hob with stainless steel cooker canopy over and stainless steel finished oven, UPVC double glazed window to front, tiled effect flooring, space for appliances.

From entrance hallway stairs rise to:

First floor landing
Having loft access, linen store cupboard.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom one
10'0 x 7'10
Having UPVC double glazed window overlooking rear garden, radiator, built-in double wardrobe.

Bedroom two
11'5" into recess x 8'1"
Having UPVC double glazed window to front, radiator.

Bedroom three
7'4" x 6'6"
Having UPVC double glazed window to rear, radiator.

Bathroom
Having a three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, heated chrome style towel rail, part tiled to walls, tiled floor, recessed spotlights, extractor fan to ceiling, UPVC double glazed window to front.

Outside
To the front of the property there are two allocated car parking spaces. Low maintenance stone front garden with inset shrubs and paved pathway giving access to front door. The rear of the property comprise: decked area, lawn garden, timber garden shed, stone pathway. 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 C

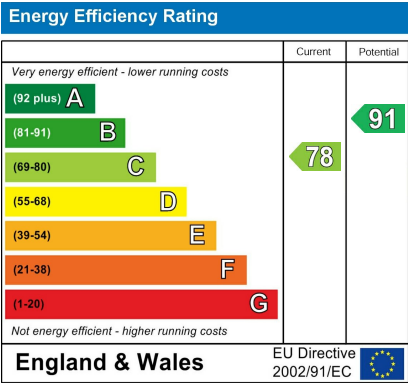
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.
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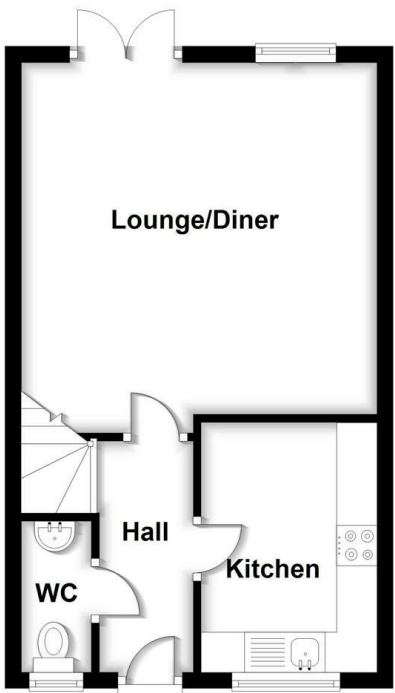
Disclaimer
Any areas / measurements are approximate only

and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

