

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 £174,500

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Situated in this favoured and convenient residential location. This is a well presented and particularly well proportioned three bedroom semi-detached house having an attractive re fitted kitchen / diner, generous driveway, detached garage and enclosed rear garden. The property is within walking distance of a variety of local amenities and schooling and is well placed for easy access to the Shrewsbury town centre and the local by-pass linking up the major motorway networks. Viewing is recommended by the selling agent.

Accommodation:

Entrance hallway, lounge, attractive re fitted kitchen / diner, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, generous driveway, detached driveway, upvc double glazing, gas fired central heating.

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

Part glazed wooden entrance door with glazed window to side gives access to:

Entrance hall:

Having wood effect flooring, telephone point. Wooden framed glazed door from hallway gives access to:

Lounge:

17'0 including staircase recess x 13'3 (5.18m including staircase recess x 4.04m)
Having two upvc double glazed windows , radiator, coal effect gas fire set to a marble style hearth with decorative fire surround (this is where the gas fired central heating back boiler is housed), under-stairs recess. Wooden framed glazed door from lounge gives access to:

Attractive re fitted family kitchen / diner:

16'11 x 9'1 (5.16m x 2.77m)

The dining area:

Comprises: Upvc double glazed window to the rear, radiator, vinyl floor covering.

The kitchen area:

Comprises: A range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with concealed cooker extractor fan over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, (space for appliances), useful part shelved store

cupboard, upvc double glazed window to the rear, part glazed door to the side giving access to the rear, vinyl floor covering.

From lounge stairs rise to:

First floor landing:

Having loft access, airing cupboard with hot water tank cylinder unit and slatted shelving. From first floor landing doors give access to all bedrooms and bathroom:

Bedroom one:

13'2 x 10'0 (4.01m x 3.05m)

Having two upvc double glazed windows, radiator.

Bedroom two:

9'2 excluding recess x 9'1 (2.79m excluding recess x 2.77m)

Having shelved store cupboard and built-in double wardrobe, upvc double glazed window to the rear, radiator.

Bedroom three:

8'11 x 6'10 (2.72m x 2.08m)

Having upvc double glazed window, stair-head, radiator.

Bathroom:

Having a three piece suite comprising: A panelled bath with electric shower over, pedestal wash hand basin, low flush wc, two upvc double glazed windows to the rear, part tiled to walls, vinyl tiled effect floor covering, radiator.

Outside:

To the front of the property there is a lawned garden with paved pathway giving access to the front door. To the side of this there is a generous driveway with twin timber gates leading to a further driveway area which gives access to a brick-built detached garage. The rear gardens are of a particular good size and comprise: A paved patio area with outside cold tap and security light, lawned garden with bordered area with inset shrubs, timber garden shed. The rear garden is enclosed by fencing.

Brick-built detached garage:

Having an up and over door.

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.

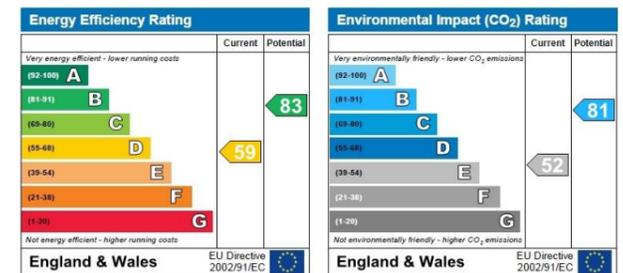
Mortgage services:

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

