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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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**£279,995**

Viewing: strictly by appointment  
through the agent

Situated within this sought after residential location, this is an extended, mature three bedroom semi-detached house offering well presented and particularly well proportioned living accommodation throughout. The property offers three good sized bedrooms, a large driveway, detached garage and pleasant rear enclosed gardens. The property is located close to a variety of popular schooling and is within walking distance of a variety of local amenities, the Shrewsbury town centre and is well placed for easy access to the local Shrewsbury by-pass. Viewing is highly recommended by the selling agent.

**Accommodation:**

Entrance porch, hallway, bay fronted lounge, dining room, kitchen / breakfast room, upvc double glazed conservatory, first floor landing, three good sized bedrooms, family bathroom, separate wc, front and rear enclosed gardens, large driveway, detached garage, double glazing, gas fired central heating.

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

Replacement double glazed entrance door with upvc double glazed window to side and above gives access to:

**Entrance porch:**

Having tiled floor. Part glazed wooden door then gives access to:

**Reception hallway:**

Having upvc double glazed window to side, radiator, coving to ceiling. Panelled door from hallway gives access to:

**Under-stairs cloakroom:**

Having a white suite comprising: A low flush wc, wash hand basin with tiled splash surround, extractor fan, upvc double glazed window to side, heated chrome style towel rail.

**Dining room:**

11'5 x 11'5 (3.48m x 3.48m)  
Having radiator, picture rail, coving to ceiling, fitted shelving to alcove. Square arch from dining room gives access to:

**Bay fronted lounge:**

12'11 x 12'8 max into bay (3.94m x 3.86m max into bay)  
Having walk-in upvc double glazed bay window to front, picture rail, coving to ceiling, coal effect gas fire set to a tiled hearth with decorative fire surround. Glazed double doors from dining room gives access to:

**Upvc double glazed conservatory:**

12'3 x 9'8 (3.73m x 2.95m)  
Having upvc double glazed windows overlooking rear garden with upvc double glazed french doors giving

access to the rear garden, polycarbonate roof, radiator. Wooden framed glazed door from hallway and from conservatory gives access to:

**Kitchen / breakfast room:**  
17'9 x 8'6 (5.41m x 2.59m)

Comprising: A range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, glass display cabinets (space for a Range style cooker), upvc double glazed windows to rear and side, coving to ceiling, upvc double glazed door giving access to the rear garden, radiator, corner display unit.

From hallway stairs rise to:

**First floor landing:**

Having upvc double glazed window, loft access. From first floor landing doors give access to all bedrooms, re fitted bathroom and separate wc.

**Bedroom one:**

14'10 x 8'5 (4.52m x 2.57m)  
Having two upvc double glazed windows, coving to ceiling, secondary loft access, spotlights.

**Bedroom two:**

13'2 max into bay x 9'8 excluding recess (4.01m max into bay x 2.95m excluding recess)  
Having upvc double glazed bay window to the front, coving to ceiling, large mirror fronted fitted wardrobe, radiator.

**Bedroom three:**

11'4 x 9'4 (3.45m x 2.84m)  
Having upvc double glazed window to rear, radiator, built-in double wardrobe and shelved store cupboard.

**Bathroom:**

Having a re fitted suite comprising: A P-shaped panelled bath with french shower over, low flush wc, pedestal wash hand basin, upvc double glazed window to front, extractor fan, heated chrome style towel rail.

**Separate wc:**

Having low flush wc, upvc double glazed window.

**Outside:**

To the front of the property there is a generous garden within shrubs and hedging. To the side of this there is a large tarmac driveway which extends to the side of the property then gives access to a garage. Gated side access in between the house and garage then leads to a pleasant rear garden comprising: A brick paved area, paved patio section, lawned garden, timber garden shed, water feature, raised beds, outside cold tap. The rear garden is enclosed by fencing.

**Brick built detached garage:**

17'3 x 8'1 (5.26m x 2.46m)

Having a tiled pitched roof, up and over door, window to rear, fitted power and light.

**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:**

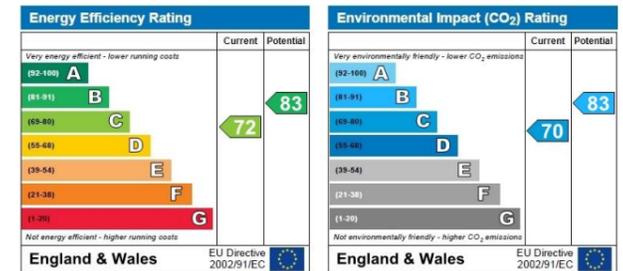
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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**

