



17 Laundry Lane, The Farthings, Shrewsbury, SY2 6ER

[www.hbshrop.co.uk](http://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.
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 £265,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

A well presented, particularly spacious and well proportioned three bedroom detached house is being offered for sale with no upward chain. The property is situated within this highly regarded residential location within walking distance of a variety of excellent local amenities, schooling etc and is well placed for easy access to the medieval town centre of Shrewsbury and the local by-pass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

**Accommodation:**

Entrance hallway, cloakroom, lounge / diner, kitchen, first floor landing, three bedrooms, bathroom, front and generous sized southerly facing rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating, no upward chain.

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:

**Hallway:**

Having radiator, coving to ceiling, under-stairs store cupboard. Sliding door from hallway gives access to:

**Cloakroom:**

Having low flush wc, wall-mounted wash hand basin, part tiled to walls, radiator, glazed window, coving to ceiling. Door from hallway gives access to:

**L-shaped lounge / diner:**

22'7 x 12'3 max reducing 8'0 (6.88m x 3.73m max reducing 2.44m)

Having upvc double glazed windows to the front and rear, two radiators, television and telephone points, coving to ceiling.

Door from lounge / diner and hallway gives access to:

**Kitchen:**

10'1 x 8'9 (3.07m x 2.67m)

Comprises: A range of eye level and base units with built-in cupboards and drawers, worktops with inset stainless steel sink drainer unit with mixer tap over (space for appliances), glazed window overlooking the rear gardens, part glazed door giving access to the rear garden, wall-mounted Vaillant gas fired boiler, coving to ceiling, radiator.

From hallway stairs rise to:

**First floor landing:**

Having upvc double glazed window to the side, coving to ceiling, loft access, airing cupboard with hot water tank cylinder unit. From first floor landing doors give access to all bedrooms and bathroom.

**Bedroom one:**

13'1 x 10'8 max into recess (3.99m x 3.25m max into recess)

Having two fitted double wardrobes with eye level storage above, upvc double glazed window to the front, radiator, coving to ceiling.

**Bedroom two:**

9'10 excluding recess x 9'3 (3.00m excluding recess x 2.82m)

Having upvc double glazed window overlooking rear garden, radiator, coving to ceiling, built-in wardrobe.

**Bedroom three:**

7'7 x 7'4 (2.31m x 2.24m)

Having upvc double glazed window to the front, radiator, coving to ceiling.

**Bathroom:**

Having a coloured suite comprising: A panelled bath, low flush wc, wash hand basin set to vanity unit, shaver point, part tiled to walls, radiator, coving to ceiling, upvc double glazed window to the rear.

**Outside:**

To the front of the property there is a lawned garden. To the side of this there is a tarmacadam driveway which gives access to a garage. In between the house and garage gated access leads to a covered area with tiled floor which then leads to the property's generous rear garden comprising: A paved patio area with outside cold tap, lawned garden, mature border with inset shrubs, plants and bushes. The rear garden offer a southerly facing aspect and are enclosed by mature hedging and fencing.

**Garage:**

16'10 x 8'3 (5.13m x 2.51m)

Having an up and over door, fitted power and light, glazed window to rear.

**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

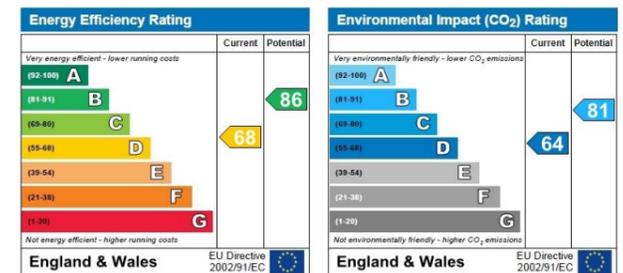
forthcoming from the vendor's solicitors during pre-contract enquiries.

**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**

