



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

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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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Offers in the region of £285,000

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

An attractive and traditional, bay fronted three bedroom semi-detached house, offered for sale with no upward chain benefitting from a large rear garden. The property is within walking distance of popular schooling, a variety of excellent local amenities, the Quarry Park with tranquil riverside walks and the medieval town centre of Shrewsbury. This property would be of interest to a number of prospective purchasers, and an early viewing comes highly recommended by the selling agent for the property and its situation can be fully appreciated.

Accommodation:

Reception hallway, bay fronted lounge, separate dining room, re fitted kitchen, rear lobby / boiler room, first floor landing, three bedrooms, spacious bathroom. Front and large rear gardens, driveway, double glazing, gas fired central heating, no upward chain.

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

Period stained leaded entrance door with matching windows to side gives access to:

Reception hallway:

Having radiator, picture rail, under stairs store cupboard. Panelled door from reception hallway gives access to:

Bay fronted lounge:

14'11 x 11'11 (4.55m x 3.63m)
Having upvc double glazed bay window to the front, radiator, a range of wall light points. Panelled door from reception hallway gives access to:

Dining room:

14'0 x 10'10 (4.27m x 3.30m)
Having wooden framed glazed french doors giving access to a large rear garden with glazed windows to side, radiator.

From reception hallway, panelled door gives access to:

Re fitted kitchen:

10'5 x 8'4 (3.18m x 2.54m)
Having a range of replaced eye level and base units with built-in cupboards and drawers (space for appliances), fitted worktops with inset 1 ½ sink drainer unit with mixer tap over, quarry tiled floor, tiled splash surround, upvc double glazed window to side. Door from kitchen gives access to:

Rear lobby / boiler room:

9'0 x 6'5 (2.74m x 1.96m)

Having (space for appliances), wall-mounted Vaillant gas fired central heating boiler, upvc double glazed window overlooking large rear garden, upvc double glazed door giving access to the side of the property, eye level storage cupboard, vinyl tiled effect floor covering.

From reception hallway stairs rise to:

First floor landing:

Having period stone glazed leaded window to side, loft access. Doors from first floor landing give access to all bedrooms and bathroom.

Bedroom one:

15'7 max into bay x 12'0 (4.75m max into bay x 3.66m)
Having upvc double glazed window to front, radiator.

Bedroom two:

13'11 x 10'9 (4.24m x 3.28m)
Having upvc double glazed window overlooking large rear garden, radiator.

Bedroom three:

8'10 x 7'3 (2.69m x 2.21m)
Having upvc double glazed window to front, radiator.

Bathroom:

10'4 x 8'3 (3.15m x 2.51m)
This spacious family bathroom comprises: A three piece suite having a panelled bath, pedestal wash hand basin, low flush wc, upvc double glazed window to rear, single window to side, strip light with built-in shaver point, vinyl wood effect floor covering, linen store cupboard and radiator.

Outside:

To the front of the property there is a tarmac driveway. To the side of this there is a lawned garden with gravelled section, mature borders and low rise brick walling screening the pedestrian pathway. Side access then leads alongside the property where there is a large rear garden comprising: Lawned garden, paved area, gravelled sections, a variety of shrubs, plants, bushes and trees, timber garden shed. The rear garden is enclosed.

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.

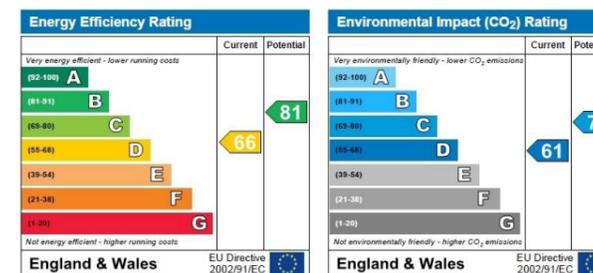
Mortgage services:

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 for sales).

Disclaimer:

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

New room



FLOOR PLANS

