



11 Mayfield Close, Battlefield, Shrewsbury, SY1 4BF

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Offers in the region of £199,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Offering particularly spacious, well-presented accommodation over three floors, boasting a spacious L-shaped family kitchen / diner, first floor lounge, two en suite shower rooms and a separate first floor bathroom. This is a modern three double bedroom, terraced town house, situated on this small pleasant modern development within close proximity to a variety of major amenities. Access to the local Shrewsbury by-pass which links up to the M54 motorway network is easily accessible from the property and a viewing comes highly recommended by the selling agent.

Accommodation:

Canopy over, hallway, cloakroom, spacious l-shaped kitchen / diner, first floor landing, lounge, bedroom, bathroom, second floor landing - having two further bedrooms both with en suite shower rooms, brick-paved driveway, garage, rear enclosed garden, double glazing, gas fired central heating.

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

Canopy over:

Sealed unit double glazed entrance door gives access to:

Hallway:

Having ceramic tiled floor, telephone point, radiator, recessed spotlights to ceiling, wall-mounted thermostat control unit, under-stairs store cupboard, service door to garage. Door from hallway gives access to:

Cloakroom:

Having low flush wc, pedestal wash hand basin with mixer tap over, ceramic tiled floor, radiator, extractor fan.

Door from hallway gives access to:

Spacious L-shaped kitchen / diner:

17'3 max x 16'1 max (5.26m max x 4.90m max)

The kitchen area:

Comprises: A range of eye level and base units with built-in cupboards and drawers, a range of fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated Electrolux double oven, four ring gas hob, stainless steel cooker canopy over (space for washing machine and upright fridge freezer), upvc double glazed window to the rear, recessed spotlights to ceiling, radiator, ceramic tiled floor.

The dining area:

Comprises: Upvc double glazed window overlooking the rear garden, upvc double glazed french doors

giving access to the rear garden, ceramic tiled floor, radiator, television aerial point.

From hallway stairs rise to:

First floor landing:

Having radiator. Doors from first floor landing give access to lounge, bedroom and bathroom.

Lounge:

16'2 x 12'8 max (4.93m x 3.86m max)
Having upvc double glazed window overlooking rear garden, upvc double glazed french doors also looking over rear garden, two radiators, television aerial point.

Bedroom:

11'8 x 8'9 (3.56m x 2.67m)
Having upvc double glazed window to the front, radiator.

Bathroom:

Having a white three piece suite comprising: A panelled bath with shower attachment off taps, pedestal wash hand basin with mixer tap over, low flush wc, radiator, ceramic tiled floor, part tiled to walls, upvc double glazed window to the front, shaver point, extractor fan.

From first floor landing stairs rise to:

Second floor landing:

Having radiator, loft access, cupboard housing pressurised water system and Glowworm gas fired central heating boiler. From second floor landing doors give access to two bedrooms.

Bedroom:

12'9 max into recess x 9'1 (3.89m max into recess x 2.77m)
Having upvc double glazed window to the rear, radiator, built-in double wardrobe. Door from bedroom gives access to:

En suite shower room one:

Having a large style shower cubicle with shower over, low flush wc, pedestal wash hand basin with mixer tap over, shaver point, heated chrome style towel rail, upvc double glazed window to the rear.

Bedroom:

12'10 max reducing 8'2 x 11'8 (3.91m max reducing 2.49m x 3.56m)
Having upvc double glazed window to the front, radiator. Door gives access to:

En suite shower room two:

Having low flush wc, pedestal wash hand basin with mixer tap over, tiled shower cubicle, velux roof window, radiator.

Outside:

A paved pathway gives access to the front entrance door with outside lighting point. To the side of this there is a brick paved driveway which gives access via an up and over door to garage. Gated pedestrian rear access then leads to the property's rear enclosed garden comprising: A decked area with outside lighting point, lawned garden, border sections with inset shrubs, plants and bushes.

Garage:

16'9 x 8'2 (5.11m x 2.49m)
Having an up and over door, fitted 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.

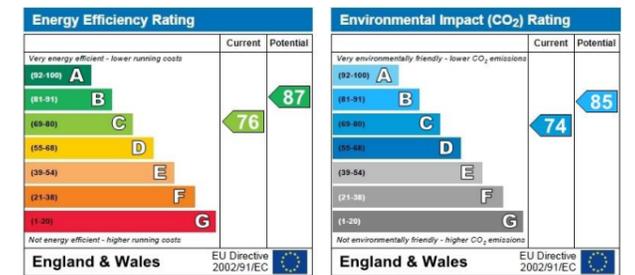
Mortgage services:

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

