

12 Pensfold, Gains Park, Shrewsbury, SY3 5HF

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 £164,995

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

A modern, improved particularly spacious and well proportioned two bedroom semi-detached house situated in this pleasant and convenience residential location. The property is well placed for easy reach of excellent local amenities, the Royal Shrewsbury Hospital, popular schooling and benefits from a frequent bus service into the historic town centre of Shrewsbury. Early viewing comes highly recommended by the agent for the property to be fully appreciated.

Accommodation:

Lounge, contemporary re fitted kitchen / diner, first floor landing, two bedrooms, moder re fitted bathroom , tarmacadam driveway, additional gravelled forecourt, front and rear enclosed gardens, upvc double glazing, gas fired central heating.

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

Pvc entrance door gives access to:

Lounge:

14'4 x 13'0 (4.37m x 3.96m)
Having lattice effect upvc double glazed windows to front and side, radiator, television aerial point. Wooden framed glazed door from lounge gives access to:

Stylish re fitted kitchen / diner:

13'0 x 8'5 (3.96m x 2.57m)
Having a range of replaced eye level and base units with built-in cupboards and drawers, attractive fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor (space for appliances), wall-mounted Neff stainless steel cooker canopy, upvc double glazed window, upvc double glazed french doors giving access to rear garden, chrome style towel rail. From lounge / dinner stairs rise to:

First floor landing:

Having upvc double glazed window to side, loft access. From first floor landing doors give access to both bedrooms and bathroom.

Bedroom one:

12'1 x 10'0 (3.68m x 3.05m)
Having lattice effect upvc double glazed window to front, radiator, shelved store cupboard / wardrobe with further shelved cupboard to side, housing gas fired central heating boiler.

Bedroom two:

10'10 x 6'9 (3.30m x 2.06m)
Having upvc double glazed window to rear, radiator.

Re fitted bathroom:

Having a four piece re fitted white suite comprising: A panelled bath, tiled shower cubicle with contemporary glazed shower door with mixer shower over, recessed spotlights and extractor fan above, low flush wc, wash hand basin with mixer tap over, storage cupboard below, tiled splash surround, upvc double glazed window to rear, heated chrome style towel rail.

Outside:

To the front of the property there is a tarmacadam driveway plus an additional stoned area providing parking for at least two more vehicles. The front garden provides low maintenance having a stoned area. Double gated side access then leads to a further stoned area which leads to the rear garden comprising: Paved patio area, lawned garden, timber garden shed, outside cold water tap. The rear garden is enclosed by fencing.

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

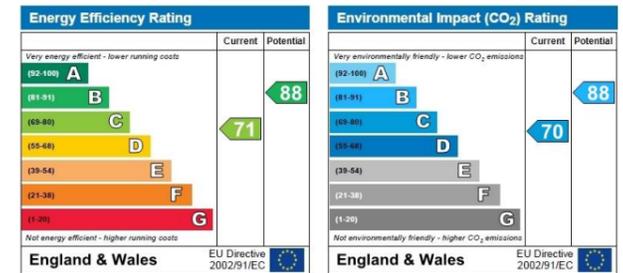
will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

