



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.
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Offers in the region of £269,995

Viewing: strictly by appointment through the agent

Within striking distance of the Shrewsbury town centre and close to popular schooling. This is an attractive, bay fronted period three bedroom semi-detached house with particularly spacious living accommodation over three floors. The property boasts off street parking and a generously sized rear enclosed southerly-facing garden. Access to the Quarry park is easily gained having tranquil riverside walks and is well placed for easy access to a variety of local amenities. Viewing comes recommended by the selling agent for the property's location to be fully appreciated.

Accommodation:

Hallway, bay fronted lounge, separate dining room, kitchen, upvc double glazed lean-to, first floor landing having two bedrooms, study and bathroom, second floor master bedroom, parking forecourt, good sized rear enclosed southerly-facing gardens, upvc double glazing, gas fired central heating.

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

Upvc double glazed entrance door gives access to:

Hallway:

Having vinyl wood effect floor covering, wall-mounted thermostat control unit, understairs storage cupboard. Door from hallway gives access to:

Understairs cloakroom:

Having low flush wc, wall-mounted wash hand basin, fully-tiled to walls, tiled floor, radiator, upvc double glazed window.

Doorway from hallway gives access to:

Bay fronted lounge:

13'9 max into bay x 11'10 (4.19m max into bay x 3.61m)

Having upvc double glazed bay window to front, coal effect living flame gas fire set to marble style hearth with decorative fire surround, picture rail, coving to ceiling, radiator.

Doorway from hallway gives access to:

Dining room:

11'11 x 9'8 excluding recess (3.63m x 2.95m excluding recess)

Having vinyl wood effect flooring, radiator, coving to ceiling, storage cupboard with Louvre doors. From dining room square arch gives access to:

Kitchen:

13'4 x 9'0 max into recess reducing 5'10 (4.06m x 2.74m max into recess reducing 1.78m)

The kitchen comprises: A range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated Hotpoint oven with four ring Neff gas hob and concealed cooker canopy over (space for further appliances), tiled floor, upvc double glazed window overlooking rear garden, wall-mounted gas fired central heating boiler,

Upvc double glazed french doors from dining room gives access to:

Upvc double glazed lean-to conservatory:

10'0 x 7'2 (3.05m x 2.18m)

Having brick base, a range of double glazed windows with upvc double glazed sliding patio doors giving access to the rear garden, polycarbonate roof.

From hallway stairs rise to:

First floor landing:

Having upvc double glazed window to side. Doors then give access to two bedrooms, study and bathroom.

Bedroom two:

11'11 x 11'9 (3.63m x 3.58m)

Having upvc double glazed window to front, radiator.

Room three:

11'11 x 8'9 excluding recess (3.63m x 2.67m excluding recess)

Having upvc double glazed window overlooking rear garden, radiator, airing cupboard with hot water tank cylinder unit.

Study:

8'6 x 7'5 max into staircase recess (2.59m x 2.26m max into staircase recess)

Having upvc double glazed window to the rear, radiator.

Bathroom:

Having a three piece coloured suite comprising: A timber style panelled bath with electric shower over, pedestal wash hand basin, low flush wc, upvc double glazed window to front, vinyl tiled effect floor covering, fully-tiled to walls, radiator.

From study stairs rise to:

Bedroom one:

16'8 x 12'2 (5.08m x 3.71m)

Having part sloping ceilings, loft access, radiator, eaves storage, velux roof window with pleasing aspect to the rear.

Outside:

To the front of the property there is a parking forecourt, providing off street parking. Gated side access then leads to the property's generously sized southerly-facing rear garden having, raised decked area, cold water tap, lawned garden. Paved pathway then gives access to the rear of the garden. The 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

