



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 £194,995

Viewing: strictly by appointment
through the agent

An immaculately presented, much improved and modern, three bedroom semi-detached house, which offers instantly appealing living accommodation throughout, and will be of interest to many prospective purchaser(s). The property occupies a particularly secluded position within this favoured residential location, boasting a spacious re fitted kitchen / diner, upvc double glazed conservatory, re fitted family shower room, landscaped front, side and rear southerly facing gardens, garage and off street parking. This property is within close proximity to a variety of local amenities and has good access to the Shrewsbury town centre and the local by-pass linking up to the M54 motorway network. Viewing comes highly recommended by the selling agent for the property to be fully appreciated.

Accommodation:

Entrance hallway, attractive lounge, re fitted family kitchen / diner, conservatory, first floor landing, three bedrooms, re fitted family shower room, landscaped front, side and rear enclosed southerly facing gardens, garage, parking, upvc double glazing, gas fired central heating.

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

Composite replacement double glazed entrance door gives access to:

Hallway:

Having radiator, cloaks cupboard, wall-mounted thermostat control unit. Door from hallway gives access to:

Attractive Lounge:

13'10 x 13'4 (4.22m x 4.06m)
Having upvc double glazed window to front, radiator, vinyl wood effect floor covering. Arch from lounge gives access to:

Re Fitted Kitchen / Diner:

17'0 x 10'5 (5.18m x 3.18m)

The Kitchen Area:

Comprises: A range of replaced base units with built-in cupboard and integrated dishwasher, fitted wooden worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over and incorporated waste disposal unit, free-standing Rangemaster cooker with Rangemaster cooker extractor fan over (space for further appliances), wood effect vinyl floor covering, upvc double glazed window overlooking rear gardens and upvc double glazed door giving access to side of property.

The Dining Area:

Comprises: Vinyl wood effect floor covering and radiator. Square arch from kitchen / diner gives access to:

Upvc Double Glazed Conservatory:

9'4 x 7'8 (2.84m x 2.34m)
Having tiled effect roof with velux roof window , a range of upvc double glazed windows overlooking rear gardens with upvc double glazed french doors giving access to the rear gardens, vinyl wood effect floor covering.

From hallway stairs rise to:

First floor landing:

Having upvc double glazed window to side, loft access with pulldown ladder giving access to loft space, linen storage cupboard with gas fired combination boiler. Doors from first floor landing give access to all bedrooms and re fitted shower room.

Bedroom One:

12'10 x 9'10 (3.91m x 3.00m)
Having double glazed window to front, radiator, built-in wardrobe.

Bedroom Two:

9'4 x 8'7 excluding recess (2.84m x 2.62m excluding recess)
Having upvc double glazed window to rear, radiator, built-in wardrobe.

Bedroom Three:

8'10 x 6'11 (2.69m x 2.11m)
Having upvc double glazed window to front, radiator, overstairs storage cupboard.

Re Fitted Family Shower Room:

Having a large walk-in shower cubicle with drench shower over and further hand-held shower attachment off, low flush wc with hidden cistern, wash hand basin with mixer tap over, radiator, recessed spotlights to ceiling, upvc double glazed window to rear.

Outside:

To the front of the property there is a neatly kept lawned garden with a paved pathway giving access to the front entrance door and circular paved area with inset shrubs. Gated pedestrian side access then leads to a pleasing side garden having artificial lawn, bespoke paved patio area, gravelled sections with inset shrubs and plants. A paved pathway then leads to the property's low maintenance and southerly facing rear garden having bespoke patio area, stoned sections (space for summer house), outside cold tap, lighting points, pedestrian gated access to the rear of the property where there is allocated car parking. To the front of the allocated car parking is a brick-built garage. The side and rear gardens are enclosed by fencing.

Garage:

16'7 x 8'4 (5.05m x 2.54m)
Having an up and over door, fitted power and 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:

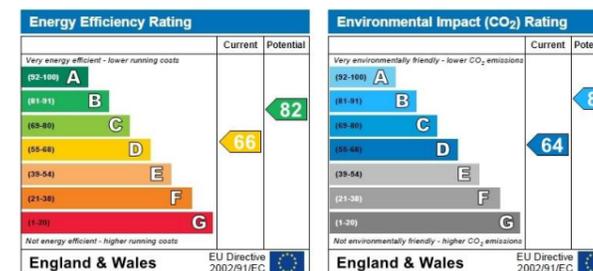
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

