

162 Wenlock Road, Shrewsbury, Shropshire, SY2 6LA

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Offers In The Region Of £350,000

Viewing: strictly by appointment through the agent

Offering greatly improved, beautifully presented and well proportioned living accommodation throughout, this is an instantly appealing three bedroom semi-detached house which can only be fully appreciated by early internal inspection which comes highly recommended by the selling agent. The property is situated within this highly desirable residential location within close proximity to excellent amenities, local schooling and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing is essential.

Accommodation

Reception hallway, bay fronted lounge with double open fronted wood burning stove, impressive re-fitted family kitchen/diner, first floor landing, three bedrooms, re-fitted bathroom, generous stoned driveway, garage, beautifully landscaped south-westerly facing rear enclosed gardens, garden store with adjoining WC, upvc double glazing, gas fired central heating. Viewing is recommended.

Storm porch with replacements composite double glazed entrance door with upvc double glazed window to side gives access to:

Reception hallway

Having under-stairs recess with concealed electric gas meters and wall mounted SMART consumer unit, LED recessed spotlights to ceiling, wall hung contemporary radiator.

Arch from reception hallway gives access to:

Bay fronted lounge

12'3 x 10'9 max into bay
Having walk-in upvc double glazed bay window to front with fitted shutters, contemporary wall hung radiator, part tiled to wall, double sided wood burning stove.

From lounge and reception hallway access is given to:

Impressive re-fitted family kitchen/diner

19'3 x 11'10
The dining area comprises: upvc double glazed sliding patio door with remote controlled fitted blind, tiled floor, part tiled to walls. The kitchen area comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, fitted stylish composite style worktops with inset 1 1/2 sink with mixer tap over, fitted Neff slide and hide oven with four ring Samsung induction hob over with ceiling hung cooker extractor fan over, space for upright fridge freezer and washing machine, tiled splash surrounds, LED spotlights to ceiling, tiled floor, contemporary wall hung radiator, upvc double glazed door giving access to rear.

From reception hallway staircase rises to:

First floor landing

Having cupboard housing gas fired combination boiler (fitted in 2019), loft access with pull down ladder leading to a generous size partial boarded loft area.

From first floor landing doors give access to: three bedrooms and re-fitted bathroom.

Bedroom

11'11 x 9'11
Having upvc double glazed windows to side and rear, exposed wooden flooring, radiator.

Bedroom

10'1 x 9'11
Having upvc double glazed windows to front and side, radiator, exposed wooden flooring.

Bedroom

9'0 x 6'9
Having upvc double glazed window to front, wooden flooring, radiator.

Re-fitted bathroom

Having a modern three piece white suite comprising: P shaped panelled bath with shower attachment off tap, glazed shower screen to side, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, radiator, two upvc double glazed windows to rear, extractor fan to ceiling.

Outside

To the front of the property there is a generous stoned driveway providing ample off street parking for a number of vehicles, contemporary bin store with living roof, outside lighting points. From the driveway access is given to:

Garage

18'9 x 8'1
Having timber double doors to front, fitted power and light, glazed window to rear, part glazed service door giving access to rear gardens.

Rear gardens

To the rear of the property there are superbly landscaped gardens comprising; Indian sandstone paved patio area, slate gabion walling, Indian sandstone paved pathway, lawned garden areas, garden pond, further paved patio area along with BBQ area, a variety of mature shrubs, plants and bushes, lighting points to fencing, security light, outside garden store with adjoining WC. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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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

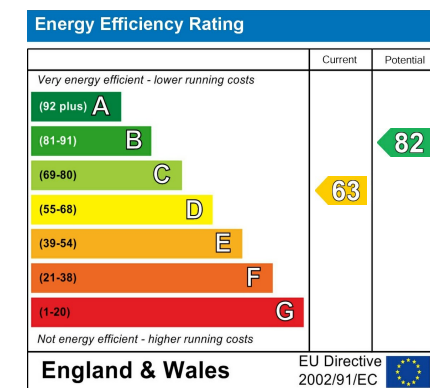
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

