



10 Pemberton Way, Shrewsbury, SY3 7AY

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Offers in the region of £184,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Occupying a lovely position within this much sought after residential location, this is a greatly improved, well-presented and modern two bedroom end of terrace house which boasts an attractive lounge, an impressive refitted kitchen / diner, two bedrooms with built in wardrobes, good sized gardens and two allocated car parking spaces. The property is within easy reach of a variety of local amenities, the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing come highly recommended by the agent to avoid disappointment.

Accommodation

Entrance porch, hallway, attractive lounge, impressive re-fitted kitchen diner, first floor landing, two bedrooms both with fitted wardrobes, modern bathroom, good sized enclosed front and rear enclosed gardens, upvc double glazing, gas fired central heating, two allocated car parking spaces. Viewing is recommended.

Contemporary replacement composite double glazed entrance door gives access to:

Entrance Porch

Having tiled floor, upvc double glazed window, contemporary part glazed door then gives access to:

Hallway

Having engineered wooden flooring, radiator. Door from hallway gives access to:

Lounge

13'4 x 10'6 (4.06m x 3.20m)
Having upvc double glazed window to front with fitted shutters, engineered wooden flooring, radiator. Door from lounge gives access to:

Impressive Re-fitted Kitchen / Diner

13'7 x 9'2 (4.14m x 2.79m)
Comprises a range of gloss white eye level and base units with built cupboards and drawers with inset sink with mixer tap over, integrated electric oven with four ring induction hob with Neff stainless steel cooker canopy over, integrated fridge freezer, under stairs store cupboard, radiator, attractively tiled floor, upvc double glazed window to rear, upvc double glazed French doors giving access to rear garden, led spotlights to ceiling.

From hallway stairs rise to:

First Floor Landing

Having upvc double glazed window to side with fitted shutters. Loft access with pull down ladder which leads to a useful attic space with gas fired combination boiler, built in store cupboard, doors from first floor landing give access to both bedrooms and modern bathroom.

Bedroom One

13'7 max into recess reducing down to 10'6 x 9'4 (4.14m max into recess reducing down to 3.20m x 2.84m)

Having two upvc double glazed windows to front with fitted shutters, built in double wardrobe, radiator.

Bedroom Two

9'2 x 7'1 (2.79m x 2.16m)

Having upvc double glazed window to rear with fitted shutters. Radiator, built in double wardrobe.

Modern Bathroom

Having a three piece white suite comprising panel bath with electric shower over, wash hand basin with mixer tap over and storage cupboard below, low flush wc, heated chrome-style towel rail, vinyl wood-effect floor covering, fully tiled to walls, upvc double glazed window to rear, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is an enclosed, neatly kept garden, having lawned garden sections and Indian sandstone paved pathway, giving access to front door. The pathway then continues to the side of the property which then leads to an attractive, good sized garden, having Indian sandstone paved patio area with fitted down lighters, low rise brick walling with fitted lighting, lawned garden, timber garden shed set to a hard standing paved patio area, outside security light. The gardens are enclosed by fencing. Beyond the garden in the residents car park there are two allocated car parking spaces.

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

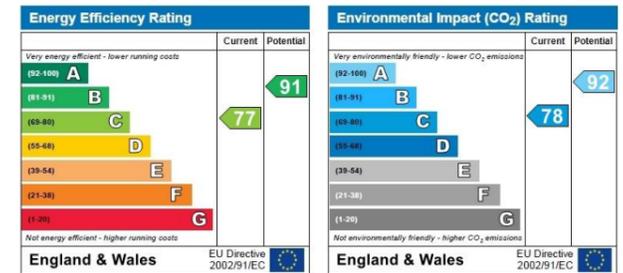
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

