

10 Pemberton Way, Off Adams Ridge, Shrewsbury,
Shropshire, SY3 7AY

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
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Offers In The Region Of £259,000

Viewing: strictly by appointment
through the agent

Occupying a lovely end of cul-de-sac position; this is an instantly appealing, two bedroom end of terrace house which has been greatly improved, offering modern and well presented accommodation throughout. The property is situated within this highly desirable residential location within walking distance of popular schooling and array of excellent amenities, tranquil riverside walks within Quarry park and Shrewsbury town centre. Commuters will be pleased to know that access is readily accessible to the local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises: Entrance porch, hallway, lounge, impressive re-fitted kitchen/ diner, first floor landing, two bedrooms both with fitted wardrobes, re-fitted bathroom, generous sized front and rear enclosed gardens, upvc double glazing, gas fired central heating, TWO allocated car parking spaces, a very sought after residential location and viewing is highly recommended.

The accommodation in great detail comprises:

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"

Having upvc double glazed window to front with fitted shutters, engineered wooden flooring, media wall and radiator. Door from lounge gives access to:

Impressive Re-fitted Kitchen / Diner

13'7" x 9'2"

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 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"

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

Bedroom Two

9'2" x 7'1"

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 garden, having lawned garden sections and Indian sandstone paved pathway, giving access to the property's 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.

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

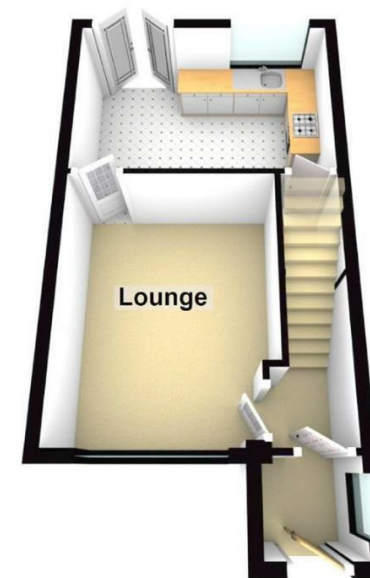
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

Ground Floor



First Floor

