

**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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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.
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**Offers in the region of £170,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Occupying a lovely position with pleasing rural aspects to front and rear and generous sized rear gardens which border local farmland, this is a particularly well-proportioned and spacious, three bedroom, semi-detached house, well-placed for easy access to Shawbury, Hadnall and the medieval town centre of Shrewsbury and local bypass which links up the M54 motorway network. The property will appeal to many buyers with early viewing being highly recommended by the agent.

#### Accommodation

Entrance hallway, L-shaped lounge / diner, kitchen / breakfast room, first floor landing, three bedrooms, bathroom, good sized front and rear enclosed gardens which border local farmland, generous driveway, garage, double glazing, gas fired central heating. No upward chain.

Canopy over upvc double glazed entrance door with upvc double glazed window to side gives access to:

#### Hallway

Having telephone point, radiator. Door from hallway gives access to:

#### L-Shaped Lounge / Diner

22'7 x 10'9 max reducing down to 7'10 (6.88m x 3.28m max reducing down to 2.39m)

The lounge area comprises: coal effect gas fire set to marble-style hearth with decorative fire surround, upvc double glazed window to front. The dining area comprises: radiator, upvc double glazed window with pleasing rural aspect to rear. Door from lounge / diner and from hallway gives access to:

#### L-Shaped Kitchen / Breakfast Room

10'7 max x 8'10 max (3.23m max x 2.69m max)

Having a range of wooden-style eye level and base units with built in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring electric hob, concealed cooker canopy over, space for further appliances, upvc double glazed window with pleasing rural aspect to rear, tiled splash surround, radiator, vinyl floor covering, under stairs pantry, upvc double glazed door, giving access to side of property.

From hallway stairs rise to:

#### First Floor Landing

Having upvc double glazed window to side, loft access, airing cupboard with hot water tank cylinder unit. Doors from first floor landing give access to all bedrooms and bathroom.

#### Bedroom One

11'10 x 9'7 (3.61m x 2.92m)

Having upvc double glazed window to front with pleasing aspect, radiator.

#### Bedroom Two

10'7 x 10'6 (3.23m x 3.20m)

Having upvc double glazed window with extremely pleasing rural outlook to rear. Radiator.

#### Bedroom Three

7'10 x 7'3 (2.39m x 2.21m)

Having upvc double glazed window, pleasing aspect to front. Radiator.

#### Bathroom

Having a coloured three piece suite comprising panel bath with electric shower over, pedestal wash hand basin, low flush wc, upvc double glazed window to rear, fully tiled to walls, vinyl floor covering, radiator.

#### Outside

To the front of the property there is a good-sized stoned driveway which leads to:

#### Detached Garage

With up and over door, glazed widow and pedestrian service door to side.

#### Front Garden

The front garden is laid to lawn with mature hedging, bushes etc.

Between the house and garage a paved pathway leads to:

#### Good Sized Rear Enclosed Garden

Having lawned garden, vegetable plots, pear tree, timber garden shed, stocked beds containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing and hedging and border local farmland.

#### 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

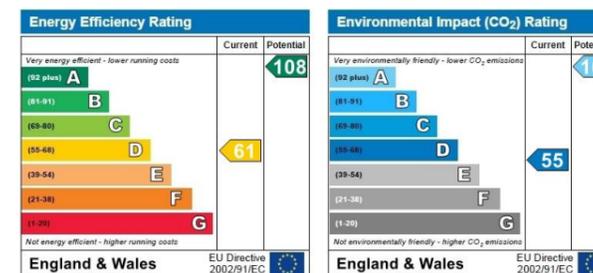
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### 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