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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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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 £205,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Occupying a pleasing corner plot this is a well presented and particularly spacious three bedroom semi detached house which is situated within this popular residential location. The property is in close proximity to a variety of local amenities which include junior school, doctors, convenience store, bakery, takeaway outlets etc and is well placed for easy access to the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Viewing is recommended.

**Accommodation:**

Entrance hallway, lounge, kitchen / diner, first floor landing, three bedrooms, bathroom, front, side and rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating.

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

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

**Entrance hall:**

Door then gives access to:

**Lounge:**

17'1 max into staircase recess x 11'11 (5.21m max into staircase recess x 3.63m)  
Having coal effect electric fire set to a marble style hearth with decorative fire surround, upvc double glazed window to front, radiator, coving to ceiling. Door from lounge gives access to:

**Attractive family kitchen / diner:**

17'0 x 10'9 (5.18m x 3.28m)  
Having a range of fitted eye level and base units with built-in cupboards and drawers, integrated electric oven, four ring gas hob and stainless steel cooker canopy over (space for further appliances), radiator, recessed spotlights to ceiling, upvc double glazed window to rear, tiled splash surrounds, upvc double glazed door giving access to rear gardens, wood effect laminate flooring, understairs storage cupboard, glass display cabinet.

Stairs rise from lounge to:

**First floor landing:**

Having upvc double glazed window to side, loft access, coving to ceiling, cupboard housing gas fired central heating boiler, overstairs shelved storage cupboard.

**Bedroom one:**

10'5 x 7'9 excluding recess (3.18m x 2.36m excluding recess)  
Having large fitted mirror fronted wardrobe, upvc double glazed window to front, radiator.

**Bedroom two:**

10'9 x 9'5 excluding recess (3.28m x 2.87m excluding recess)  
Having upvc double glazed window to rear, radiator, wood effect laminate flooring, two built-in wardrobes.

**Bedroom three:**

7'2 x 6'7 (2.18m x 2.01m)  
Having upvc double glazed window to front.

**Bathroom:**

Having a three piece suite comprising: A panelled bath with mixer shower over, pedestal wash hand basin, low flush wc, fully tiled to walls, radiator, two upvc double glazed windows to rear.

**Outside:**

The property occupies a favoured corner plot position with the front garden laid to lawn with mature shrubs, paved pathway gives access to the front entrance door. A paved pathway then leads to the side of property. To the side of this there is a generous lawned garden. From the gated side access access is then given to the property's rear garden having a large paved patio area, lawned garden, stoned and decked sections. At the side of the property there is a driveway which gives access to a garage.

**Garage:**

Having an up and over door, pedestrian service door and double glazed window.

**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

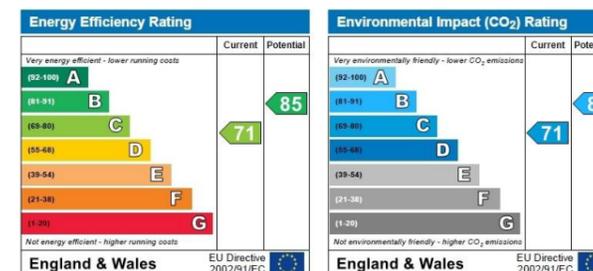
forthcoming from the vendor's solicitors during pre-contract enquiries.

**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**

