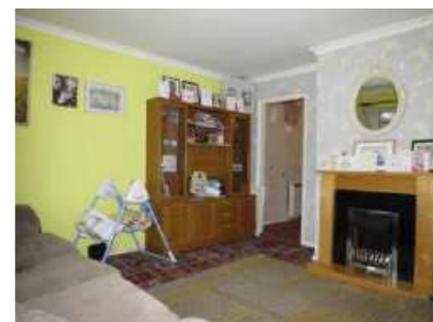




21 Poynton Road, Shawbury, Shrewsbury, SY4 4JS

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

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Offers in the region of £154,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

A deceptively spacious three bedroom semi-detached house which occupies a particularly generous sized plot and is conveniently positioned within this favoured village location of Shawbury, offering a variety of amenities and in walking distance of the local nursery and primary school. Easy access via the A53 to the medieval town centre of Shrewsbury is readily accessible as is the local bypass which links up to M54 motorway network.

Accommodation

Entrance hallway, lounge, kitchen / diner, side lobby, wc, first floor landing, three bedrooms, shower room, generous sized front and rear enclosed gardens, tarmac driveway, carport, two useful brick built stores, upvc double glazing, night storage heating.

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

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

Hallway

Having night storage heater, coving to ceiling, door from hallway gives access to:

Lounge

12'7 x 12'7 (3.84m x 3.84m)
Having upvc double glazed window, coving to ceiling, coal effect electric fire.

Doorway from the lounge and door from hallway gives access to:

Kitchen / Diner

15'10 x 9'2 (4.83m x 2.79m)
Having eye level glass display cabinets, a range of base units, fitted worktops with inset stainless steel sink drainer unit, two upvc double glazed windows to rear, night storage heater, under-stairs pantry, tiled splash surrounds, space for appliances. Door from kitchen / diner gives access to:

Side Lobby

With door giving access to:

WC

Having low flush wc, upvc double glazed window.

From lobby upvc double glazed door gives access to covered side area, two brick built stores, carport and rear gardens.

From hallway stairs rise to:

First Floor Landing

Having upvc double glazed window, loft access, coving to ceiling. From first floor landing doors give access to all bedrooms and shower room.

Bedroom One

10'11 x 9'10 (3.33m x 3.00m)
Having upvc double glazed window, night storage heater.

Bedroom Two

12'9 x 9'4 (3.89m x 2.84m)
Having upvc double glazed window, airing cupboard.

Bedroom Three

8'10 x 7'11 (2.69m x 2.41m)
Having upvc double glazed window and stairhead.

Shower Room

Having quarry tiled shower cubicle with electric shower over, low flush wc, pedestal wash hand basin, upvc double glazed window, fully tiled to walls.

Outside

The property is approached over a tarmac driveway which gives access to carport. The front garden is laid to lawn. To the rear there is a generous sized garden, having lawned garden, paved pathway, outside cold tap, the rear garden is enclosed by fencing.

Services

Mains water, electricity and drainage 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.

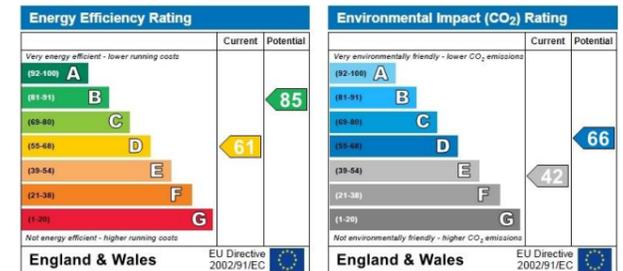
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Mortgage Services

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

