

12 Corbet Close, Off Little Harlescott Lane, Shrewsbury,
Shropshire, SY1 3RP

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:

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 £200,000

Viewing: strictly by appointment through the agent

Offering well presented, deceptively spacious and improved accommodation throughout, this is a pleasing three bedroom end of terrace house occupying a pleasant cul-de-sac position within this popular residential location. The property is situated within easy reach of the Shrewsbury town centre along with tranquil countryside walks within the nearby open countryside. Commuters will be pleased to know that access to the local bypass is also readily accessible which links up to the A5/M54 motorway network. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

Accommodation

Hallway with study area, spacious lounge, attractive kitchen/diner, rear lobby, cloakroom, first floor landing, three bedrooms, bathroom, paved driveway providing ample off street parking, enclosed side and rear gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Hallway

Having vinyl tiled effect floor covering, radiator. To the side of this there is a study area with lighting point.

Wooden framed glazed door then gives access to:

Lounge

15'8 x 14'5
Having upvc double glazed window to front, radiator, marble style hearth with decorative fire surround.

Wooden framed door from lounge gives access to:

Attractive kitchen/diner

15'7 max into staircase recess x 11'9
The kitchen/diner comprises: a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with ceramic 1 1/2 sink drainer unit with mixer tap over, tiled floor, space for appliances, wall hung contemporary radiator, upvc double glazed window to rear, under-stairs storage cupboard.

From kitchen/diner access is given to:

Rear lobby

Having tiled floor, upvc double glazed door giving access to rear gardens.

Door from rear lobby gives access to:

Cloakroom

Having low flush WC, wash hand basin set to a tiled worktop with storage cupboard below, tiled splash surround, tiled floor, upvc double glazed window to rear.

From kitchen/diner stairs rise to:

First floor landing

Having loft access, cupboard housing gas fired central heating boiler.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom

12'5 x 8'5
Having upvc double glazed window with pleasing aspect to front, radiator, built-in wardrobe.

Bedroom

11'9 x 8'9
Having upvc double glazed window to rear, built-in wardrobe.

Bedroom

9'5 x 6'9
Having upvc double glazed window to front.

Bathroom

Having a three piece suite comprising: panelled bath with mixer shower over, low flush WC, pedestal wash hand basin, vinyl wood effect floor covering, radiator, upvc double glazed window to rear.

Outside

To the front of the property there is a paved driveway providing ample off street parking, outside lighting point. Gated access then leads to a low maintenance side garden area having artificial lawn, partially stoned border.

Access is then given to the property's:

Rear gardens

Which comprise: outside cold tap, paved patio sections, lawned garden, low maintenance stoned area, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been

tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

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).


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		
(81-91) B		81
(69-80) C	67	
(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

