



10 Conway Drive, Telford Estate, Shrewsbury, SY2 5UB

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Offers in the region of £190,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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An opportunity has arisen to acquire a well maintained three bedroom semi-detached house, requiring some general modernisation, situated in this popular locality, close to local shops, schools and amenities. The property has the benefit of no upward chain and viewing is highly recommended.

Accommodation

Entrance porch, entrance hall, lounge, kitchen / dining room, rear porch / lean to, first floor landing, three bedrooms, bathroom with separate wc, gas fired central heating, upvc sealed unit double glazing, driveway, neatly kept front and enclosed rear gardens. Viewing strictly by appointment through the agent telephone: 01743 357000 option 1.

Panelled entrance door, leading to:

Enclosed Entrance Porch

With upvc sealed unit double glazed side window, meter cupboard. Part glazed door and side screens leading to:

Entrance Hall

With staircase leading off, radiator. Door from entrance hall to:

Lounge

12'9 x 12'6 (3.89m x 3.81m)
Upvc sealed unit double glazed window to front, double radiator, gas coal effect living flame fire with wooden surround and marble hearth and inset, television aerial point. Double doors from lounge to:

Kitchen / Dining Room

19'9 x 9'1 (6.02m x 2.77m)
The kitchen area comprises: stainless steel single drainer sink unit with hot and cold, range of fitted base and wall units with work surface, space and plumbing for automatic washing machine, built in Bosch four ring electric hob with Bosch electric oven beneath and Zanussi extractor fan above, upvc sealed unit double glazed window overlooking rear gardens, coving to ceiling, built in larder cupboard with shelving. The dining room area comprises: radiator, telephone point and upvc sealed unit double glazed window overlooking rear garden. Panel

door leading to:

Useful Rear Porch / Lean To

9'0 x 7'4 (2.74m x 2.24m)
Door leading to rear garden. Door giving access to garage, space for upright fridge / freezer.

Door from kitchen area leads back into entrance hall.

Staircase from entrance hall leads to:

First Floor Landing

With upvc sealed unit double glazed window to side, access to roof space, airing cupboard housing Worcester Greenstar HE Plus gas fired central heating boiler also providing domestic hot water, radiator and slatted shelving.

Door from landing leads to:

Bedroom One

10'6 x 11'6 (3.20m x 3.51m)
Upvc sealed unit double glazed window to front, double built in wardrobe with hanging rail and shelf, radiator, pull cord.

Door from landing leads to:

Bedroom Two

12'10 x 8'11 (3.91m x 2.72m)
Upvc sealed unit double glazed window overlooking rear garden, radiator, two useful built in wardrobes / cupboards with shelving inset to the centre.

Door from landing leads to:

Separate WC

Having low flush wc, upvc sealed unit double glazed window to side.

Further door from landing to:

Bathroom

Having panel bath with hot and cold, Triton T80si electric shower above, fully tiled around bath and sink area, pedestal wash hand basin with hot and cold, radiator, pull cord, upvc sealed unit double glazed window to rear.

Outside

The property is approached via a concrete driveway flanked by front garden which is laid to lawn with flower, rose and shrub border, dwarf stone wall to front boundary. Access from driveway leads to:

Garage

18'6 x 7'7 (5.64m x 2.31m)
Having double doors, power and lighting.

Wrought iron gate to side of garage with pathway leads to:

Attractive Enclosed Rear Garden

Having concrete pathway intersected either side with garden which is laid mainly to lawn with neatly kept flower, rose and shrub borders surrounding. Outside cold water tap.

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

