



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 £249,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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A much improved, well presented and spacious three / four bedroom, semi-detached house, occupying a pleasing position within this popular residential location. The property boasts many pleasing features, some of which include cavity wall and loft insulation, a large lounge / dining room, garden room, re-fitted kitchen and an interesting ground floor space currently consisting of a sitting room / bedroom, utility / second kitchen and cloakroom (this area has the potential to be a fantastic self-contained annexe). The property is close to a variety of excellent local amenities as well as popular primary and secondary schools. The property lends itself to having good access to the local bypass, linking up to the M54 motorway network and Shrewsbury town centre. Viewing is recommended by the selling agent.

Accommodation

Entrance hallway, spacious lounge / dining room, garden room, re-fitted kitchen, side entrance / lobby, inner hallway, sitting room / ground floor bedroom, utility / second kitchen, wc, first floor landing, three bedrooms, re-fitted bathroom, large brick paved driveway providing off-street parking for a number of vehicles, attractive rear enclosed private gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

Canopy over composite double glazed entrance door gives access to:

Hallway

Having tiled floor, radiator. Folding door from hallway gives access to:

Large Lounge / Dining Room

22'8 x 10'8 (6.91m x 3.25m)
Having upvc double glazed bay window to front, wood effect flooring, two radiators, contemporary wall mounted electric fire, coving to ceiling. Square arch from lounge gives access to:

Garden Room

16'9 x 9'1 (5.11m x 2.77m)
Having tiled floor, upvc double glazed windows overlooking private rear gardens, upvc double glazed French doors giving access to rear gardens. The garden room has an insulated roof.

Arch from lounge and door from hallway gives access to:

Re-fitted Kitchen

15'0 x 8'11 (4.57m x 2.72m)
Having a range of replaced eye level and base units with built in solid oak cupboards and drawers, fitted worktops with inset stainless steel sink 1 1/2 drainer unit with mixer tap over, integrated double oven, four ring gas hob with concealed cooker canopy over, tiled floor, space for American-style fridge / freezer, glass display cabinet, radiator, tiled splash surrounds. Folding door from kitchen diner gives access to:

Side Entrance / Lobby

Having double glazed composite door giving further front access to property, tiled floor. From side entrance / lobby access is given to:

Inner Hallway

With doors giving access to sitting room / ground floor bedroom, utility / second kitchen and wc (this area could make a fantastic self-contained annexe area).

Sitting Room / Bedroom

15'6 x 8'4 (4.72m x 2.54m)
Having upvc double glazed bay window with open aspect to front, wood effect flooring, radiator.

Utility / Second Kitchen

9'1 x 7'0 (2.77m x 2.13m)
Comprising a range of eye-level and base units with built in cupboards and drawers, fitted wooden-style worktop with inset stainless steel sink drainer unit, tiled splash surround, tiled floor, upvc double glazed window to rear, radiator, space for washing machine and tumble dryer.

WC

Having low flush wc, wall mounted gas fired central heating boiler, fitted worktop with inset square sink with mixer tap over, radiator, upvc double glazed window to rear. This room has potential for a downstairs shower.

From hallway stairs rise to:

First Floor Landing

Having upvc double glazed window to front, loft hatch with pull down ladder gives access to half boarded spacious loft area with electric light pull cord. Doors from first floor landing then give access to three bedrooms and bathroom.

Bedroom One

10'11 x 8'6 excluding wardrobe recess (3.33m x 2.59m excluding wardrobe recess)
Having upvc double glazed window to rear, engineered oak flooring, radiator, large mirror fronted fitted wardrobe.

Bedroom Two

10'9 x 8'10 excluding wardrobe recess (3.28m x 2.69m excluding wardrobe recess)
Having a large mirror fronted built in wardrobe, engineered oak flooring, upvc double glazed window to front, radiator.

Bedroom Three

9'2 x 6'8 (2.79m x 2.03m)
Having upvc double glazed window to rear, wood effect laminate flooring, radiator.

Re-fitted Bathroom

Having a four piece suite comprising: jacuzzi bath, corner tiled shower cubicle with a contemporary wall mounted

Triton shower with massage jets, low flush wc, wash hand basin with storage cupboards below, mixer tap over, fully tiled to walls, engineered oak flooring, wall hung chrome towel radiator, upvc double glazed window to side, wall mounted pull cord extractor fan.

Outside

To the front of the property there is a generous sized brick paved driveway, providing off-street parking for a number of vehicles. The property enjoys a pleasing open aspect to the front. To the rear there is:

Pleasing Good Sized Private Rear Garden

Comprising: enclosed paved patio area, paved sun terrace, lawned garden, generous sized timber garden shed with adjoining upvc double glazed garden store, two timber summerhouses, a variety of inset shrubs and plants. The rear gardens are enclosed by fencing.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		81
55-68	D	69	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOOR PLANS

