



111 Greenfields Gardens, Greenfields, Shrewsbury,
SY1 2RP

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

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Offers in the region of £249,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Having an attractive and well presented spacious living accommodation this is a modern 3 storey, three double bedroom end of terrace townhouse with driveway and garage. The property is within easy reach for amenities and the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance hallway, cloakroom, lounge/diner, modern kitchen, first floor landing, two double bedrooms, second floor landing, further double bedroom with nursery/dressing room and en-suite shower, front and rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating and viewing is recommended.

Sealed unit double glazed entrance door gives access to:

Hallway

Having wood effect flooring, radiator, wall mounted thermostat control unit and useful storage cupboard. Door from hallway gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin, wood effect flooring, radiator, upvc double glazed window to front and extractor fan.

Door from hallway gives access to:

Lounge/Diner

16'5 x 13'3 (5.00m x 4.04m)
Having wood effect flooring, upvc double glazed French doors giving access to rear gardens, two upvc double glazed windows and radiator.

Door from hallway gives access to:

Modern Kitchen/Breakfast Room

12'9 x 6'1 (3.89m x 1.85m)
Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob, space for upright fridge/freezer, space for washing machine, tiled splash surround, tiled effect flooring, upvc double glazed windows to front, heated chrome style towel rail and cupboard housing gas fired central heating boiler.

From hallway stairs rise to:

First Floor Landing

Having radiator. Doors then give access to two double bedrooms and bathroom.

Bedroom

13'3 x 9'11 excluding recess (4.04m x 3.02m excluding recess)

Having upvc double glazed window to rear and radiator.

Bedroom

13'4 x 9'5 excluding recess (4.06m x 2.87m excluding recess)
Having two upvc double glazed windows to front and radiator.

Bathroom

Having a three piece white suite comprising panel bath with shower attachment off taps, pedestal wash hand basin, low flush wc, upvc double glazed window to side, wall mounted extractor fan and extractor fan, chrome style towel rail and vinyl floor covering.

From first floor landing stairs rise to:

Second Floor Landing

Having door giving access to:

Bedroom

13'4 max x 13'1 (4.06m max x 3.99m)
Having upvc double glazed window to front, two radiators and over stairs storage cupboard. Arch from bedroom gives access to:

Nursery/Dressing Room

10'1 x 6'3 (3.07m x 1.91m)
Having sealed unit double glazed roof window, radiator, recess spotlights to ceiling and loft access. Door from dressing room gives access to:

En-suite Shower Room

Having tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush wc, double glazed roof window, wall mounted shaver point, heated chrome style towel rail, shelved storage cupboard and vinyl floor covering.

Outside

To the front of the property there is a paved pathway giving access to front door and stoned frontage with bark border with inset shrubs and wrought iron railings. To the side of the property there is a tarmac driveway with stoned area to side providing additional parking. From the driveway access is given to the property's:

Brick Built Garage

Having garage door and pitched tiled roof.

Gated side access then leads to a small side garden having stoned section and paved pathway. Access is then given to the property's:

Rear Gardens

Having decked area, further low maintenance stoned sections, outside cold tap and 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

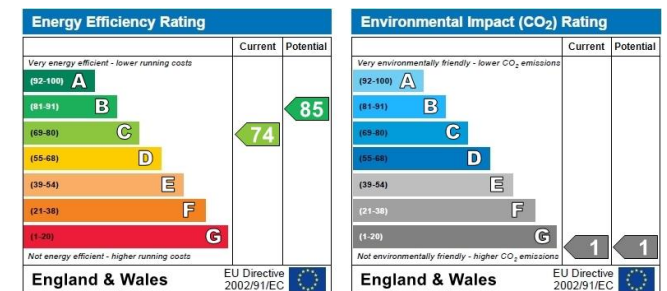
We are advised that the property is leasehold but the current vendor is in the process of trying to purchase the freehold. This has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

