



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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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Offers in the region of £119,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Occupying a pleasant position, within this sought after village location this is a spacious, much improved and exceptionally well presented two double bedroom ground floor apartment, which will appeal to many buyers. The apartment boasts many pleasing features some of which include attractive lounge, modern re-fitted kitchen/diner, two double bedrooms and a south facing rear enclosed garden. The village of Bomere Heath has a variety of good amenities some of which include Co-op convenient store, hair dressers and public house etc. Access to the medieval town centre of Shrewsbury is readily accessible from the village, as is the local by-pass which links up to the M54 motor network. Viewing is recommended by the selling agent.

Accommodation

Entrance hallway, Lounge, modern re-fitted kitchen/diner, two double bedrooms, re-fitted shower room, south facing rear enclosed garden with large timber shed with fitted power and light, upvc double glazing and electric heating. Viewing is recommended.

Double glazed entrance door gives access to:

Hallway

Having wood effect laminate flooring, store cupboard, spotlights to ceiling and night storage heater. Part glazed door from hallway gives access to:

Lounge

15'10 x 11'4 (4.83m x 3.45m)
Having double glazed window, exposed brick hearth with space for fire, spotlights to ceiling and wall mounted electric panel heater. Part glazed door from hallway gives access to:

Modern Re-fitted Kitchen/Diner

10'7 x 9'3 (3.23m x 2.82m)
Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1½ sink drainer unit with mixer tap over, built-in oven, four ring

electric hob with concealed cooker canopy over, integrated fridge with matching fascia, glossed tiled floor, part tiled splash surrounds, spotlights to ceiling, upvc double glazed French doors giving access to rear gardens with upvc double glazed window to side, wine rack and tiled floor.

Doors from hallway then give access to two double bedrooms and re-fitted shower room.

Bedroom One

12'5 max reducing to 10'5 minimum x 10'0 (3.78m max reducing to 3.18m minimum x 3.05m)
Having upvc double glazed window, mirror fronted built-in wardrobe and wall mounted electric panel heater.

Bedroom Two

9'3 x 7'5 (2.82m x 2.26m)
Having large store cupboard, wall mounted electric heater and upvc double glazed window to rear.

Re-fitted Shower Room

Having a tiled corner shower cubicle, wash hand basin set to vanity unit, low flush wc with hidden system, upvc double glazed window to rear, tiled floor and shaver point.

Outside

Shared access to the side of the apartment leads to:

South Facing Rear Garden

Having raised decked area, lawned garden, brick built barbeque, large timber shed (10'0 x 10'0) with fitted power and light. The rear gardens are enclosed.

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 leasehold but this has not been verified and confirmation

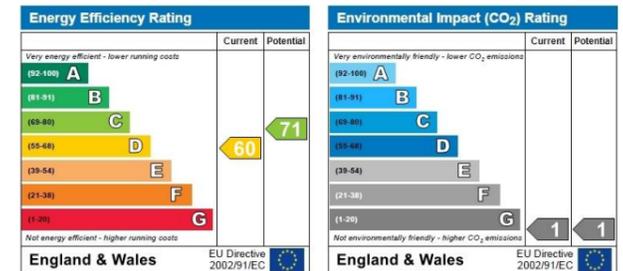
will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

