



21 Ledwych Close, Teford Estate, Shrewsbury, SY2 5YG

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Offers in the region of £220,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Occupying a pleasing end of cul-de-sac position, within this favoured residential location, this is a neatly presented and particularly spacious three bedroom semi-detached property which appeal to many buyers. The property is within walking distance of excellent local amenities, highly regarding schooling and is well placed for easy access to the Shrewsbury town centre. This property will be of interest to a number of buyers and viewing is recommended by the selling agent.

Accommodation

Entrance hallway, lounge, spacious kitchen/diner, upvc double glazed conservatory, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, generous driveway, garage (having undergone semi conversion by previous owners and not having any building regulations) adjoining shower room, upvc double glazing, gas fired central heating and viewing is recommended.

Upvc double glazed entrance door with upvc double glazed windows to side gives access to:

Hallway

Having vinyl wood effect floor covering, radiator. Door from hallway gives access to:

Lounge

13'10 x 13'2 (4.22m x 4.01m)
Having two upvc double glazed windows, radiator, under stairs storage cupboard, tv and telephone point and coving to ceiling. Wooden framed glazed doors from lounge gives access to:

Kitchen/Diner

17'0 x 10'11 max (5.18m x 3.33m max)
The dining area comprises upvc double glazed window, tiled floor and radiator. The kitchen area comprises a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1½ stainless steel sink drainer unit with mixer tap over, integrated double oven, four ring gas hob with concealed cooker canopy over, space for further appliances, tiled splash surround, tiled floor, breakfast bar, recess spotlights and coving to ceiling. Upvc double glazed door from kitchen/diner gives access to:

Upvc Double Glazed Conservatory

17'9 x 7'8 (5.41m x 2.34m)
Having range of upvc double glazed windows overlooking rear gardens with upvc double glazed French doors giving access to rear gardens, poly carbonated roof, cold water tap and door giving access to side of property and part glazed wooden service door to garage.

From hallway stairs rise to:

First Floor Landing

Having coving to ceiling and airing cupboard with hot water tank cylinder unit. From first floor landing doors give access to all bedrooms and bathroom.

Bedroom One

12'6 x 9'11 max into wardrobe recess (3.81m x 3.02m max into wardrobe recess)
Having upvc double glazed windows to front and side of property, radiator, wood effect flooring, two built-in double wardrobes, centralised chest of drawers with eye level storage cupboard to above and coving to ceiling.

Bedroom Two

11'9 x 8'11 excluding recess (3.58m x 2.72m excluding recess)
Having radiator and coving to ceiling.

Bedroom Three

8'11 x 6'11 (2.72m x 2.11m)
Having upvc double glazed window to front, radiator and stairhead.

Bathroom

Having a four piece white suite comprising panel bath with mixer shower over, low flush wc, pedestal wash hand basin with mixer tap over and storage, drawers and cupboards below, radiator, vinyl tiled effect floor covering, two upvc double glazed windows to rear and fully tiled to walls.

Outside

To the front of the property there is a lawned garden with paved pathway giving access to front door. To the side of this there is a generous driveway which provides off street parking for at least three vehicles.

Garage

The garage has been semi converted by a previous owner (building regulations were not sourced) and it currently comprises garage door, coving to ceiling, radiator, upvc double glazed window overlooking the property's rear gardens. Adjoining the garage there is a:

Shower Room

Which comprises tiled shower cubicle, low flush wc and wash hand basin.

Rear Gardens

Comprises two paved patio areas, lawned garden, raised beds with inset shrubs, plants and trees. 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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		88	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G	1	1
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

FLOOR PLANS

