



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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 £350,000

Viewing: strictly by appointment through the agent

Having NO UPWARD CHAIN and offering exceptionally well presented living accommodation throughout. This is a spacious, attractive and cherished three bedroom semi detached house. The property occupies a generous plot within this popular residential location and is close to excellent amenities, local schooling, tranquil riverside walks and the Shrewsbury town centre. Viewing is highly recommended by the agent. The accommodation briefly comprises of the following: Entrance porch, reception hallway, under-stairs cloakroom, lounge, bay fronted dining room, sitting room, kitchen/breakfast room, conservatory, first floor landing, three bedrooms, bathroom, useful fully boarded attic area with roof window, generous driveway, substantial brick built garage, well established good size rear enclosed gardens, double glazing, gas fired central heating, an Electrical Installation condition report which was undertaken in July 2023.

The accommodation in greater detail comprises the following:

Wooden framed double doors with windows to side and above give access to:

Entrance porch

Having tiled floor, part glazed wooden framed door gives access to:

Reception hallway

Having sealed unit double glazed window, wooden parquet flooring, wall mounted alarm control panel, radiator.

Door to:

Cloakroom

Having low flush WC, wash hand basin, double glazed window.

Wooden framed glazed door from reception hallway gives access to:

Lounge

11'11 x 11'11

Having coal effect gas fire set to a decorative stoned style hearth with timber mantle, coving to ceiling, wooden parquet flooring.

Arch from lounge gives access to:

Sitting room

11'11 x 10'1

Having wooden parquet flooring, double glazed sliding door giving access to rear gardens, radiator, coving to ceiling.

Wooden framed glazed door reception hallway gives access to:

Bay fronted dining room

13'3 max into bay x 12'11

Having double glazed walk-in bay window to front, radiator, wooden parquet flooring, contemporary stone effect gas fire set to marble style hearth with decorative fire surround, coving to ceiling.

Wooden framed glazed sliding door from reception hallway gives access to:

Kitchen/breakfast room

20'11 x 8'8 max reducing down to 7'3

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, four ring gas hob, tiled floor, wall mounted gas fired central heating boiler, space for appliances, glazed window looking into sitting, three further double glazed windows, radiator, integrated oven, double glazed door giving access to side covered side access.

Adjoining the kitchen/breakfast room is a:

Double glazed conservatory

10'7 x 8'1

Having a range of double glazed windows, brick base, polycarbonated roof, sliding patio door giving access to rear gardens.

From reception hallway stairs rise to:

First floor landing

Having double glazed window to side, loft access with pull down ladder leads to:

Useful fully boarded loft space

Which comprises: roof window, tongue and groove wood effect to walls and ceiling, exposed beams, fitted light.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom one

13'10 max into bay x 11'7

Having walk-in double glazed bay window with pleasing aspect to front, radiator, two fitted wardrobes with centralised chest of drawers and eye level storage cupboards above.

Bedroom two

12'0 x 11'11 max into wardrobe recess

Having a range of fitted wardrobes with centralised dressing area and fitted chest of drawers, double glazed with pleasant outlook to rear, radiator, telephone extension point.

Bedroom three

7'11 x 7'0

Having double glazed window with pleasing aspect to front, two radiators, single wardrobe with dressing table to side, fitted chest of drawers.

Bathroom

Having a well maintained three piece suite comprising: panelled bath with mixer shower over, low flush WC, wash hand basin with storage cupboard below, tiled to walls, double glazed window to rear, airing cupboard with hot water tank cylinder unit, radiator, mirror fronted bathroom cabinet.

Outside

To the front of the property wrought iron double gates lead to a generous concrete and paved driveway providing ample off street parking for a number of vehicles, low maintenance gravel sections with raised beds, outside lighting point, gated side access then leads to the covered side entrance.

From the driveway access is then given to:

A substantial brick built garage

22'0 max x 13'9 max reducing down to approx 9'7

Having the unusual and added benefit of up and over door to front and to rear, fitted store cupboards, drawers and shelving, fitted power and light, glazed window to side.

To the rear there is a:

Generous well established rear garden

Which is a fantastic feature of the property and comprises: an enclosed paved area with wrought iron railing, wrought iron pedestrian gate leads down to a stoned and lawned garden with two apple trees, glazed greenhouse, timber garden shed. The rear garden offer good levels of privacy being enclosed by mature conifers and timber fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

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).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

