



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 £124,995

Viewing: strictly by appointment through the agent

Offered for sale with no upward chain within this popular residential location, this is a deceptively spacious and particularly well proportioned two bedroom mid-terrace house with allocated off-street car parking to the rear. The property is within close proximity to a variety of excellent local amenities and is well placed for access to the Royal Shrewsbury Hospital and local by-pass, linking up to the M54 motorway network.

Accommodation

Entrance hallway, open plan lounge / diner / kitchen, ground floor bedroom, bathroom, first floor landing, further double bedroom, front and rear enclosed gardens, allocated parking in a residents car park. No upward chain. Ideal investment / first time purchase.

Wooden framed glazed entrance door gives access to:

Hallway

From hallway door gives access to:

L-Shaped Open Lounge / Diner / Kitchen

17'7 max x 17'0 max reducing to 11'0 (5.36m max x 5.18m max reducing to 3.35m max). The lounge / dining area comprises: gas fire (in need of repair), glazed window to rear, tv aerial point, double glazed sliding patio doors giving access to rear gardens. The kitchen area comprises: eye-level and base units with built-in cupboards and drawers, free standing cooker, fitted worktops with inset stainless steel sink drainer unit, tiled splash surrounds, breakfast bar, microwave, fridge and extractor fan to ceiling.

From hallway doors then give access to ground floor bedroom two and bathroom.

Bedroom Two

11'6 max x 8'9 (3.51m max x 2.67m) Having glazed window to front, built in wardrobe, telephone extension point.

Bathroom

Having a coloured suite comprising: panel bath with shower attachment off taps, low flush wc, pedestal wash hand basin, tiled to walls, glazed window to front.

From lounge / diner stairs rise to:

First Floor Landing

With door giving access to:

Bedroom One

14'4 x 13'7 max (4.37m x 4.14m max) Having glazed window to front, eaves storage.

Outside

To the front of the property there is a lawned garden with paved pathway, giving access to front door. To the rear of the property there is:

Enclosed Garden

Comprising: lawned garden area, paved patio. Gated pedestrian access then leads to:

Residents Car Park

Providing allocated car parking.

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	A		91
	B		
	C		
	D		
	E	48	
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

FLOOR PLANS

