



2 Riverdale, Rodington, Shrewsbury, Shropshire, SY4 4QW

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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 £199,950

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN this is a well presented and particularly spacious three bedroom semi detached property with large rear enclosed gardens. The property is situated in this pleasing village location situated between the county town of Shrewsbury and market town of Wellington. Within the village there is a public house, village hall along with the nearby village of Upton Magna having a local primary school. Access to the Shrewsbury town centre and local bypass which links up to the M54 motorway is readily accessible from the property. Viewing is recommended.

Accommodation

Entrance hallway, lounge, re-fitted kitchen/diner, side lobby, under-stairs cloakroom, first floor landing, three bedrooms, bathroom, generous stoned driveway, side patio area, good size rear enclosed gardens with brick outhouse, gas fired central heating,. NO UPWARD CHAIN. Viewing is recommended.

Entrance door gives access to:

Hallway

Having radiator, wall mounted thermostat control unit.

Door to:

Lounge

14'9" x 12'2"

Having glazed window to front, vinyl wood effect floor covering, radiator.

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Door from lounge gives access to:

Re-fitted kitchen/diner

18'1" x 8'4"

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring electric hob, stainless steel cooker canopy over, tiled splash surrounds, vinyl wood effect floor covering, radiator, two glazed windows to rear.

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Door from kitchen/diner gives access to:

Side lobby

Having glazed door giving access to side of property, vinyl wood effect floor covering.

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Door to:

Under-stairs cloakroom

Having low flush WC, vinyl wood effect floor covering, glazed window to side.

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From hallway stairs rise to:

First floor landing

Having glazed window to side, loft access.

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Doors then give access to: three bedrooms and bathroom.

Bedroom

10'10" x 10'0"

Having glazed window to rear, radiator, cupboard housing Worcester gas fired central heating boiler.

Bedroom

11'10" x 9'11"

Having glazed window to front, radiator.

Bedroom

7'9" x 7'0"

Having glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: panelled bath with shower attachment off taps with glazed shower screen to side, wash hand basin with mixer tap over, low flush WC, two glazed windows, part tiled to walls, heated chrome style towel rail, vinyl wood effect floor covering.

Outside

To the front of the property there is generous stoned area (currently with no right of way/access to it) with inset shrubs and paved pathway giving access to front door. To the side of the property there is a paved patio area with stoned borders. Access is then given to the rear of the property where there is two lawned gardens areas and a brick outhouse. The rear gardens are enclosed by fencing.

Services

Mains water, electricity 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.

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.

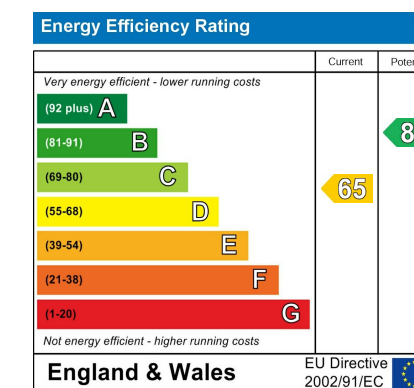
Mortgage Services

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.



FLOORPLANS

