



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 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

Offering well presented, improved and deceptively spacious living accommodation throughout. This is an appealing three bedroom link detached house which can only be fully appreciated by internal inspection which is highly recommended by the selling agent. The property is conveniently located for the town centre of Shrewsbury with excellent schools, shops and amenities that are associated with a vibrant county town which offers an extensive range of shopping centres, supermarkets, banks, bars, restaurants, cathedral, theatre and has a variety of events held throughout the year. The property is also convenient to the railway station and major road links to the West Midlands and beyond. Viewing is recommended.

The accommodation briefly comprises: Storm porch, entrance hallway, attractive modern fitted kitchen/ breakfast room, separate dining room, lounge, inner hallway, useful utility room, downstairs cloakroom, first floor landing, three bedrooms, bathroom, gas fired central heating, upvc double glazing, ample private parking and turning for a number of vehicles to front, landscaped south westerly generous sized rear enclosed gardens.

The accommodation in greater detail comprises the following:

Storm porch giving access to upvc entrance door which then gives access to:

Entrance hallway

Having laminate wooden flooring, radiator, useful under-stairs cupboard and recess, telephone point and coving to ceiling.

Part glazed door from entrance hallway gives access to:

Modern well fitted kitchen/breakfast room

14'10" x 8'11"

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktop with Franke 1 ½ bowl single drainer sink unit with mixer tap over, integrated dishwasher, integrated fridge, Hotpoint four ring induction hob with cooker canopy above, built-in Hotpoint electric oven and grille with microwave above, upvc sealed unit double glazing overlooking rear garden, wooden laminate flooring and radiator.

Part glazed door from kitchen/breakfast room gives access to:

Dining room

10'10" x 8'0"

Having upvc sealed unit double glazed window overlooking rear garden, radiator and coving to ceiling.

Double French doors leading from dining room gives access to:

Lounge

14'3" x 10'7"

Having upvc sealed unit double glazed bow window to front, two radiators, upvc sealed unit double glazed window to side, coving to ceiling, TV aerial point and gas pebble effect fire with surround and hearth.

Upvc side door and step down from kitchen/breakfast gives access to:

Inner hallway

Having upvc sealed unit double glazed doors to both front and rear of property and wooden laminate flooring,

Door leading to:

Useful built-in cupboard

Having fitted shelving.

Step up from inner hallway then gives access to:

Utility room

10'6" x 5'9"

Having upvc sealed unit double glazed window to front, stainless steel sink with single drainer unit, range of eye level and base units with worktop, space for washing machine, space for tumble dryer and wooden laminate flooring,

Folding door from utility room gives access to:

Cloakroom

Having low flush wc, corner wash hand basin, upvc sealed unit double glazed window and pull cord.

From entrance hallway having upvc sealed unit double glazed window to side and two wall light points then stairs rise to:

First floor landing

Having white washed tongue and groove ceiling, coving to ceiling, upvc sealed unit double glazing to front and radiator.

First floor landing then gives access to: three bedrooms and bathroom.

Bedroom one

11'5" x 10'11"

Having upvc sealed unit double glazed window to side, radiator and coving to ceiling.

Bedroom two

11'1" x 10'9"

Having upvc sealed unit double glazed window to rear, coving to ceiling and radiator.

Bedroom three

9'0" x 7'8"

Having upvc sealed unit double glazed window to rear, radiator, built-in cupboard housing Worcester gas fired central heating boiler and also providing domestic hot water.

Bathroom

Having panelled bath with shower above, wash hand basin set to vanity unit, wc with hidden cistern, radiator, useful built-in airing cupboard with shelving, loft access, vinyl laminate tiled floor, fully tiled to remaining walls and pull cord.

Outside

The property is approached via a slopping gravelled and concrete driveway with ample parking and turning for a number of vehicles. The front gardens flanks either side of the driveway and is laid to lawn with established flowers and shrub borders, outside tap and outside lighting, To the side of the property there is a gated access with paved storage and access to timber garden shed.

Rear gardens

Having extensive paved sun terrace with steps and pathway leading up to formal enclosed rear gardens which are laid to lawn with flowering and shrub borders, further outside tap and lighting. A particular feature of the property is the enclosed southwesterly facing rear gardens.

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.

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

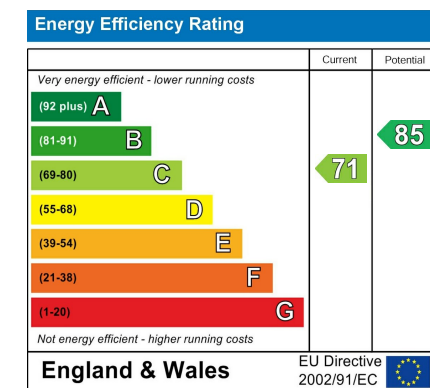
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

