

16 Drapers Rise, Sweetlake Meadows, Shrewsbury,  
Shropshire, SY3 9FN

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**Offers In The Region Of £289,995**

Viewing: strictly by appointment  
through the agent



This is an attractive and contemporary 3 bedroom end of terrace family home which enjoys a wonderful balance of accommodation over three floors.

Drapers Rise is situated in an established community ideally located in a very sought-after area of South West Shrewsbury. The historic town centre is only a short distance away, where you can find a wide array of bustling shops and restaurants, as well as many other amenities.

Close by is the internationally renowned Shrewsbury School, which is perched on the banks of the River Severn. Both Meole Brace Primary and Meole Brace Secondary School and The Priory are within catchment areas of this property.

Shrewsbury is well situated for international links via Manchester and Birmingham airports, only sixty and fifty miles away respectively. There is also a well-connected train station with access to the rail hub of Crewe and direct services to London

#### Accommodation

Reception hallway, lounge, attractive kitchen/breakfast room with range of built-in appliances, first floor landing having two bedrooms and modern family bathroom, second floor landing having master bedroom and stylish en-suite shower room, front and rear enclosed gardens, paved driveway, upvc double glazing, gas fired central heating. Viewing is recommended.

Composite double glazed entrance door gives access to:

#### Reception hallway

Having tiled floor, radiator and under-stairs recess. Door to:

#### Under-stairs cloakroom

Having low flush wc, pedestal wash hand basin with mixer tap over, tiled floor and extractor fan to ceiling.

Door from hallway gives access to:

#### Lounge

14'1" x 9'11"

Having wall mounted digital heating control panel, upvc double glazed window to rear, upvc double glazed French doors giving access to rear gardens, radiator and TV and telephone points.

Door from reception hallway gives access to:

#### Attractive kitchen/breakfast room

16'3" x 6'11"

Having a range of attractive eye level base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1½ stainless steel sink with mixer tap over, four ring induction hob with stainless steel cooker canopy over, integrated double oven, fridge freezer, dishwasher, space for washing machine, tiled floor, tiled splash surrounds, upvc double glazed window to front, cupboard housing gas fired central heating boiler, radiator, space for small table and chairs, recessed spotlights to ceiling and wall mounted extractor fan.

From reception hallway stairs rise to:

#### First floor landing

Having radiator, upvc double glazed window to front and two fitted store cupboards.

Doors then give access to: two bedrooms and family bathroom.

#### Bedroom

14'1" x 9'10"

Having two upvc double glazed windows with pleasing aspect to rear and radiator.

#### Bedroom

8'4" x 7'0"

Having upvc double glazed window to front and radiator.

#### Family bathroom

Having a three piece white suite comprising: panelled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin with mixer tap over, low flush wc, part tiled to walls, tiled floor, upvc double glazed window to side, wall mounted extractor fan, heated chrome style towel rail and recessed spotlights to ceiling.

From first floor landing stairs rise to:

#### Second floor landing

Having large fitted linen store cupboard.

From second floor landing door gives access to:

#### Bedroom

15'7" max reducing down x 9'8" minimum x 10'4"

Having upvc double glazed window to front, fitted mirror fronted double wardrobe, radiator, eves storage cupboard and loft access. Door to:

#### En-suite shower room

Having tiled shower cubicle with mixer shower over, low flush wc, pedestal wash hand basin with mixer tap over, upvc double glazed window to rear, shaver point, extractor fan, tiled floor, part tiled to walls, heated chrome style towel rail and recessed spotlights to ceiling.

#### Outside

To the front of the property there is paved driveway providing off street parking for two vehicles. To the side of this there is a lawned garden with inset shrubs. Gated pedestrian side access then leads to a paved pathway which gives access to:

#### Rear gardens

Having large paved sun terrace, timber garden shed, outside lighting and electricity point, lawned gardens, The rear gardens area 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.

#### Council Tax Band C

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### 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.

#### 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 |  |                            |           |
| (92 plus) A                                 |  |                            | 95        |
| (81-91) B                                   |  | 84                         |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

## FLOORPLANS

