



10 Rowley Court, Sutton Farm, Shrewsbury, Shropshire, SY2 6ET

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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.
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**Offers In The Region Of £200,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, this is a well presented, modern two bedroom semi- detached house which is being offered For Sale with NO UPWARD CHAIN. The property is situated within this desirable residential location within striking distance of local amenities and within walking distance of the local Reabrook with tranquil riverside walks, medieval town of Shrewsbury and is also well placed for easy access to the local bypass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing is recommended by the selling agent.

#### Accommodation

Entrance hallway, lounge, attractive kitchen/breakfast room, first floor landing, two bedrooms, bathroom, low maintenance front garden, generous size rear enclosed gardens, good sized driveway providing ample off street parking, gas fired central heating, upvc double glazing, NO UPWARD CHAIN.

Canopy over, upvc double glazed entrance door gives access to:

#### Hallway

Having radiator, telephone extension point.

Door from hallway gives access to:

#### Lounge

13'7 x 10'2  
Having TV aerial point, radiator, under-stairs storage cupboard, upvc double glazed sliding patio door giving access to rear gardens.

Arch from hallway gives access to:

#### Attractive kitchen/breakfast room

7'6 x 7'2  
Having eye level base units with built-in cupboards and drawers, free standing cooker, space for further appliances, breakfast bar, tiled splash surrounds, upvc double glazed window to front, vinyl wood effect floor covering, extractor fan to ceiling.

From hallway stairs rise to:

#### First floor landing

Having upvc double glazed window to side, loft access with pull down ladder leading to partially boarded loft area with light.

Doors then give access to: Two bedrooms and bathroom.

#### Bedroom

11'8 max reducing down to 10'6 min x 8'10  
Having two upvc double glazed windows to front, fitted

wardrobe with mirrored sliding doors, radiator, over-stairs storage cupboard housing gas fired central heating boiler.

#### Bedroom

8'6 x 7'1  
Having upvc double glazed window to rear, radiator.

#### Bathroom

Having a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, fully tiled to walls, wall mirror with separate light and shaver point, vinyl tiled effect floor covering, radiator, upvc double glazed window to rear, extractor fan to ceiling.

#### Outside

To the front of the property there is a low maintenance generous size slated front garden. To the side of this there is a good size driveway which leads along the side of the property and provides ample off street parking.

Gated access then leads to the property's:

#### Large rear gardens

Having paved patio area, lawned garden, timber garden shed. The rear gardens are enclosed and offer a pleasing aspect.

#### 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 B

#### 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

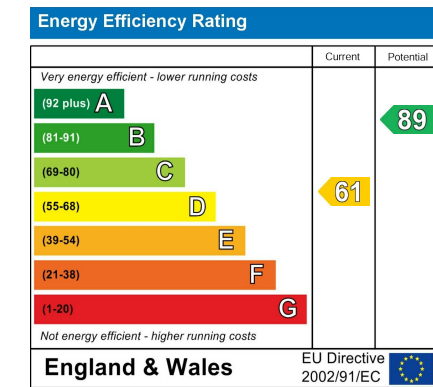
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

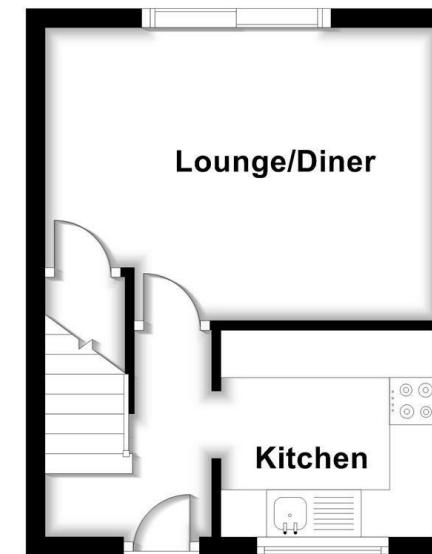
Any areas / measurements are approximate only

and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

Ground Floor



First Floor

