



115 Greenfield Gardens, Shrewsbury, SY1 2RP

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Offers in the region of £232,500

Viewing: strictly by appointment through the agent

Holland Broadbridge

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A modern, deceptively spacious and well presented three bedroom end of terrace house having an attractive low maintenance garden and two allocated car parking spaces. The property is within walking distance of the medieval town centre of Shrewsbury and within close proximity to good local amenities and schooling. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

Accommodation

Entrance hallway, cloakroom, lounge, attractive kitchen/diner, first floor landing, three bedrooms, bathroom, front and low maintenance rear enclosed gardens, two allocated car parking spaces, upvc double glazing, gas fired central heating. Viewing is recommended.

Composite entrance door gives access to:

Hallway

Having wood effect flooring, radiator.

Door from hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with tiled splash surround, radiator, upvc double glazed window to front, tiled effect flooring.

Door from hallway gives access to:

Lounge

15'8 max x 15'1 max (4.78m max x 4.60m max) Having upvc double glazed window to front and side, wood effect flooring, two radiators, TV aerial point.

Door from lounge gives access to:

Attractive kitchen/diner

15'0 x 8'3 (4.57m x 2.51m) The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring induction hob with stainless steel cooker canopy over, fitted wooden style worktops with inset stainless steel sink with mixer tap over, vinyl tiled effect floor covering, space for appliances, cupboard housing gas fired central heating boiler, upvc double glazed window to rear.

The dining area comprises: upvc double glazed French doors giving access to rear gardens, under-stairs storage cupboard, radiator.

From lounge stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access. Doors then give access to all three bedrooms and bathroom.

Bedroom one

11'4 excluding recess x 8'6 (3.45m excluding recess x 2.59m) Having upvc double glazed window to front, radiator, two built-in double wardrobes.

Bedroom two

10'9 x 8'6 (3.28m x 2.59m) Having upvc double glazed window to rear, radiator.

Bedroom three

10'3 max reducing down 7'2 min x 6'2 (3.12m max reducing down 2.18m min x 1.88m) Having upvc double glazed window to front, over-stairs storage cupboard, radiator.

Bathroom

Having a three piece white suite comprising: panelled bath with mixer shower over, low flush WC, pedestal wash hand basin, upvc double glazed window to rear, heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden with low maintenance stoned sections and paved pathway giving access to front door.

Rear garden

Having a low maintenance, attractive Indian sandstone paved patio area which is enclosed by timber fencing with pedestrian gated access leading to two allocated car parking spaces.

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.

Tenure

We are advised that the property is leasehold 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		89
(92-100)			
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOOR PLANS

