

1 Freshfields, Shrewsbury, Shropshire, SY1 3JB

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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 £239,995

Viewing: strictly by appointment through the agent

Occupying a generous sized plot within this favoured and convenient residential location. This is an improved, extended and well presented modern three bedroom semi-detached house, offered For Sale with NO UPWARD CHAIN. The property is within close proximity to excellent local amenities along with easy access to the local Shrewsbury bypass and the historic town centre of Shrewsbury. This property will appeal to many buyers and viewing is recommended by the sole selling agent.

Accommodation

Entrance hall, lounge, extended open plan L shaped family kitchen / diner, upvc double glazed conservatory, three bedroom's all with fitted wardrobes, re-fitted bathroom, generous driveway, detached brick-built garage with electrically operated door. low maintenance good sized rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Entrance hall

Having radiator, tiled floor. Wooden framed door from hall gives access to:

Lounge

14'6 x 13'9

Having upvc double glazed window to front, radiator, log effect gas fire set to a marble style hearth with decorative fire surround, wood effect laminate flooring, under stairs recess area with fitted shelving. Arch from lounge gives access to:

Extended open plan L shaped family kitchen / diner

17'4 x 14'6

The kitchen area

Comprises: a range of eye level and base units with integrated fridge and freezer and drawers, fitted worktops with inset stainless sink with mixer tap over, integrated double oven, four ring gas hob, washing machine and concealed cooker canopy, glass display cabinet, tiled floor, upvc double glazed window to rear, display units and breakfast bar. Stable style door giving access to conservatory.

The dining area

Comprises: radiator, tiled floor, upvc double glazed French doors which give access to:

Upvc double glazed conservatory

11'3 x 5'2

Having a brick base, a range of upvc double glazed windows, polycarbonate roof, fitted ceiling fan with built-in light, wooden laminate flooring, radiator, upvc double glazed French doors giving access to the rear gardens.

From lounge stairs rise to:

First floor landing

Having loft access with pull-down ladder leading to a fully board loft, radiator. Doors from first floor landing give access to all bedrooms and re-fitted bathroom.

Bedroom one

12'7 x 8'0

Having two upvc double glazed windows to the front, wood effect laminate flooring, radiator, built-in double wardrobe, single wardrobe with eye level storage cupboards to side and mirror fronted over stairs cupboard.

Bedroom two

10'7 x 7'10

Having fitted double wardrobe with store cupboards to side, wood effect flooring, upvc double glazed window to rear, radiator.

Bedroom three

7'2 x 6'6

With fitted store cupboards to side, upvc double glazed window to rear, wood effect laminate flooring, radiator.

Re-fitted bathroom

Having an attractive three piece suite comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC, wall-mounted wash hand basin with storage cupboard below and mixer tap over, fitted mirror fronted bathroom cabinet with shaver point to side, upvc double glazed window, heated chrome style towel rail, tiled floor, extractor fan to ceiling.

Outside

To the front of the property there is a large newly laid driveway providing ample off street parking. To either side of this there are stoned sections with two trees and shrubs. From the driveway access is given to:

Detached brick-built garage

17'0 x 8'6

Having an electrically operated up and over door, fitted power and light and upvc double glazed pedestrian door to the rear.

Outside

In between the house and garage gated pedestrian access leads to a low maintenance side garden comprising: stoned sections, outside cold

tap and lighting point. Paved pathway then gives access to the properties generous and particularly private low maintenance gardens comprising: paved patio areas, stoned beds, raised decked area, three dwarf fruit trees one of which is Plum and the other Apple and Pear, outside lighting point. The rear gardens are enclosed by brick walling and 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.

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 for 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			87
(81-91) B			
(69-80) C		74	
(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	

FLOORPLANS

