

90 Longden Road, Shrewsbury, Shropshire, SY3 7HW

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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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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 £349,995

Viewing: strictly by appointment through the agent

Situated within this desirable residential location and occupying a pleasing position with views to the rear over the Kingsland Valley. This is an attractive, much improved and extended period three bedroom semi-detached house. The property boasts pleasing features some of which include: bay fronted lounge, re-fitted family kitchen / diner with bi-folding doors, utility room, re-fitted family bathroom, driveway and generous sized rear enclosed garden's. The property is within close proximity to many amenities and highly regarded schooling and benefits from having NO UPWARD CHAIN. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance porch, hallway, bay fronted lounge, spacious modern re-fitted family kitchen / diner, utility room, cloakroom, first floor landing, three bedrooms, re-fitted bathroom, driveway, front and pleasing rear garden's, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed double doors give access to:

Entrance porch

Having tiled floor. Part glazed door with glazed window to side gives access to:

Hallway

Having wooden parquet flooring, radiator. From hallway door gives access to:

Bay fronted lounge

13'8 max into bay x 11'11

Having upvc double glazed bay window with bay seat, wood burning stove to an exposed brick hearth, picture rail, exposed wooden flooring, radiator.

Door from hallway gives access to:

Spacious re-fitted kitchen / diner

18'6 x 12'7

The dining area comprises: a tiled floor, feature exposed brick chimney breast, upvc double glazed bi-folding doors giving access to the rear gardens, radiator.

The kitchen area comprises: fitted base units with built-in drawers, fitted worktops with inset ceramic sink with antique mixer tap over, upvc double glazed window to rear, wall-hung Rangemaster cooker canopy, tiled floor. Door from kitchen / diner gives access to:

Utility room

10'7 max reducing 7'4 x 7'8 max

Having re-fitted eye level base units, fitted style wooden worktop with inset stainless steel sink with mixer tap over, two upvc double glazed windows, with upvc double glazed door giving access to the rear,

radiator (SPACE for appliances), wood effect laminate flooring, roof window. Door to:

Cloakroom

Having low flush WC, wall-mounted wash hand basin, radiator, upvc double glazed window to side, wood effect flooring.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom

12'7 x 10'11

Having upvc double glazed window with pleasing aspect to rear over Kingsland Valley, radiator, picture rail.

Bedroom

11'6 x 10'10

Having upvc double glazed window to the front, radiator, picture rail.

Bedroom

8'5 x 7'5

Having upvc double glazed window to the front, radiator.

Re-fitted bathroom

Having a four piece suite comprising: paneled bath with shower attachment of taps, corner shower cubicle, low flush WC with hidden cistern, wash hand basin with mixer tap over, upvc double glazed window to rear, recessed spotlights to ceiling, under-floor heating, wall-mounted extractor fan.

Outside

To the front of the property there is a concrete driveway with lawned garden to side with inset shrubs. Timber double gates then lead to a further parking area. A pathway from the side of the property leads to the property's rear garden's comprising: paved area with outside lighting point, electricity point, timber garden shed, lawned garden's, a variety of mature shrubs, plant's and bushes'. The garden's have a [pleasing aspect over the Kingsland Valley.

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 Banding C

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

