



5 Bodkin Way, Archery Fields, Shrewsbury, Shropshire, SY1 4ED

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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 £199,995**

Viewing: strictly by appointment through the agent



Offering modern and well presented living accommodation throughout. This is a deceptively spacious and well proportioned two bedroom semi detached house. The property boasts a contemporary kitchen/diner, two double bedrooms, modern bathroom, low maintenance landscaped rear enclosed gardens, a double width tarmac driveway. Archery Fields is conveniently situated for access to a number of excellent amenities along with the Shrewsbury bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended by the agent.

#### Accommodation

Entrance hallway, cloakroom, lounge, modern kitchen/diner, first floor landing, two double bedrooms, attractive bathroom, double width tarmac driveway, landscaped low maintenance rear enclosed garden, upvc double glazing, gas fired central heating. Viewing is recommended

Composite double glazed entrance door gives access to:

#### Hallway

Having radiator.

Door from hallway gives access to:

#### Cloakroom

Having low flush WC, pedestal wash hand basin, upvc double glazed window to front, vinyl floor covering.

Door from hallway gives access to:

#### Lounge

15'1 x 9'4

Having upvc double glazed window to front, radiator, under-stairs storage cupboard.

Door from lounge gives access to:

#### Kitchen/diner

12'7 x 8'1

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, space for appliances, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, upvc double glazed window to rear, upvc double glazed French doors giving access to rear gardens, vinyl floor covering, radiator.

From hallway stairs rise to:

#### First floor landing

Having loft access.

Doors from first floor landing give access to Two double bedrooms and bathroom.

#### Bedroom

12'9 x 8'2

Having upvc double glazed window to rear, radiator.

#### Bedroom

12'8 max x 8'5

Having two uovc double glazed window to front, fitted store cupboard, radiator.

#### Bathroom

Having a three piece white suite comprising,; panelled bath with mixer shower over, pedestal wash hand basin, low flush WC, vinyl floor covering, upvc double glazed window to side, shaver point. extractor fan to ceiling, radiator.

#### Outside

To the front of the property there is a double width tarmac driveway with paved pathway giving access to front door.

#### Rear gardens

The outside access then leads to pedestrian gate leading to the property's low maintenance landscaped rear gardens having paved patio areas, stoned sections, timber garden shed ( included in the sale), outside electricity point and lighting point. The rear gardens are enclosed by fencing.

#### 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 property.

The vendor/s have informed us these details/charges are applicable:

Maintenance charge for up keep of development £125 per annum

The above charges/lease details have 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			
(92 plus) A			97
(81-91) B		82	
(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 2002/91/EC	

## FLOORPLANS

