

19 Dove Close, Shrewsbury, Shropshire, SY2 6FB

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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 £248,000

Viewing: strictly by appointment through the agent

Occupying a pleasant position, on the favoured residential development. This is a neatly presented, upgraded and modern three bedroom semi detached house. The property is well placed for access to a range of local amenities, the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing is recommended.

Accommodation

Reception hallway, cloakroom, lounge/diner, modern kitchen/breakfast room with built-in appliances, first floor landing, Master bedroom with en-suite shower room, two further bedrooms, attractive bathroom, front and rear enclosed gardens, tarmac driveway, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

Canopy over, double glazed entrance door gives access to:

Reception hallway

Having tiled floor radiator, under-stairs recess, wall mounted digital heating control panel, walk-in under-stairs store cupboard with tiled floor.

Door from reception hallway gives access to:

Cloakroom

Having a white suite comprising: low flush WC, pedestal wash hand basin, part tiled to walls, extractor fan to ceiling, radiator.

Wooden framed door from reception hallway gives access to:

Lounge/diner

15'5 x 12'0

Having upvc double glazed French doors giving access to rear gardens with upvc double glazed window to side, TV and telephone points, radiator.

Wooden framed glazed door from reception hallway gives access to:

Modern kitchen/breakfast room

12'2 x 9'11 max reducing down to 8'2

This upgraded kitchen comprises: a range of eye level and base units with built-in cupboards and drawers, integrated appliances include: fridge freezer, dishwasher, washing machine, stainless steel oven with four ring stainless steel finished gas hob and cooker canopy over, tiled floor, upvc double glazed window to front, cupboard housing gas fired central heating boiler, recessed spotlights and extractor fan to ceiling, range of fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

From reception hallway stairs rise to:

First floor landing

Having loft access, radiator.

Doors from first floor landing give access to: All bedrooms and attractive bathroom

Bedroom one

11'1 x 9'7

Having upvc double glazed window to front, radiator, built in double wardrobe, TV aerial point.

Door from bedroom one gives access to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling, upvc double glazed window to front.

Bedroom

10'9 x 8'8

Having upvc double glazed window with pleasing aspect to neighbouring property's and the Shrewsbury town centre, radiator.

Bedroom

12'0 x 6'5

Having upvc double glazed window with pleasing aspect over neighbouring property's and towards the Shrewsbury town centre, radiator.

Attractive bathroom

Having a white suite comprising: panelled bath, pedestal wash hand basin low flush WC, part tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a tarmac driveway providing off street parking for two vehicles. The front garden is mainly laid to lawn with tiered paved pathway giving access to front entrance door with outside lighting point.

Gated pedestrian side access then leads along the side of the property which gives access to a pleasant:

Rear enclosed garden

Having paved patio area, lawned garden, composite decked area, timber garden shed. 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 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 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			95
(81-91) B		83	
(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

