

37 Longden Road, Shrewsbury, Shropshire, SY3 7HD

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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 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 £349,995

Viewing: strictly by appointment through the agent

Offering much improved, deceptively spacious and immaculately presented living accommodation throughout. This is an instantly appealing mature three bedroom semi detached house. The property is situated in this desirable residential location within walking distance to highly regarded schooling, a variety of excellent local amenities, Quarry Park with tranquil riverside walks and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

Accommodation

Reception hallway, under-stairs cloakroom, bay fronted lounge, separate dining room, spacious, attractive re-fitted family kitchen/breakfast room, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway providing off street parking for 2 vehicles, upvc double glazing, gas fire central heating. Viewing is recommended.

Canopy over, upvc double glazed entrance door gives access to:

Reception hallway

Having part period tiled floor, radiator, under-stairs store cupboard.

Door to:

Under-stairs cloakroom

Having low flush WC, wash hand basin with mixer tap over and period tiled splash surround, wood effect flooring, upvc double glazed window to side.

Part glazed oak door from reception hallway gives access to:

Bay fronted lounge

13'4 x 11'8 max into bay
Having walk-in double glazed bay window to front, coal effect period style gas fire, two wall light points, radiator.

Part glazed oak doors from lounge gives access to:

Dining room

12'4 x 12'3
Having radiator, wood effect flooring.

Square arch from dining room and decorative part glazed door from reception hallway gives access to:

Re-fitted family kitchen /breakfast room

15'3 x 11'7
Having a range of eye level and base units with built-in cupboards and drawers, Inegrated fridge, freezer, oven and four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset ceramic sink drainer unit

with mixer tap over, tiled splash surrounds, tiled floor, two upvc double glazed windows to rear, space for appliances, recessed spotlights to ceiling, wine rack, fitted breakfast bar, decorative glazed door giving access to rear gardens.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, cupboard housing gas fired central heating boiler, radiator.

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

Bedroom

12'8 x 10'9
Having period fireplace, wood effect flooring, radiator, upvc double glazed window to rear.

Bedroom

11'8 x 9'4
Having upvc double glazed window to front, radiator, exposed wooden flooring, period fireplace, built-in wardrobe.

Bedroom

10'4 x 6'1
Having upvc double glazed window to front, radiator ,picture rail.

Bathroom

Which comprises: a four piece white suite having timber style panelled bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl wood effect flooring, upvc double glazed window to rear, heated chrome style towel rail.

Outside

To the front of the property there is neatly kept lawned garden with Indian sandstone paved pathway with gravelled inset to side which leads to a further paved patio area with outside lighting point.

Gated pedestrian side access then leads to the property's:

Rear enclosed gardens

Having paved patio area, lawned area, timber garden shed. Gated pedestrian access then leads to a gravelled and concrete driveway providing off street parking for two vehicles. 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			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

