



38 Tudor Road, The Farthings, Shrewsbury, Shropshire,
SY2 6TB

www.hbshrop.co.uk



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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Offers In The Region Of £320,000

Viewing: strictly by appointment
through the agent

Offering improved, neatly presented and well-proportioned living accommodation throughout. This is a pleasing three-bedroom detached house occupying a pleasant position within this sought-after residential location. The property is within striking distance of the Reabrook Nature Reserve, providing tranquil riverside walks along with a range of excellent local amenities, the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

Accommodation

Entrance hallway, cloakroom, spacious lounge diner, re-fitted kitchen, first floor landing, three bedrooms, re-fitted bathroom, front and pleasing rear enclosed gardens, generous brick paved driveway, garage, upvc double glazing, gas fired central heating. Viewing is recommended.

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

Upvc double glazed entrance door gives access to:

Hallway

Having wood effect flooring, radiator, understairs storage cupboard, coving to ceiling, wall-mounted digital heating control panel. Sliding door from hallway gives access to:

Cloakroom

Having WC with hidden cistern, wash hand basin with mixer taps over, storage cupboard below and tiled splash surrounds, upvc double glazed window, wood effect flooring, wall-mounted gas fired central heating boiler.

Part glazed door from hallway gives access to:

L' shaped lounge diner

22'6 x 12'2 max reducing 8'4
Having upvc double glazed windows to front and rear, two radiators. Sliding door from lounge diner and door from hallway gives access to:

Re-fitted kitchen

9'9 x 8'10
Having replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, fitted wooden style worktops with inset ceramic sink with mixer tap over, upvc double glazed window to rear, wood effect flooring, (SPACE for American style fridge freezer), upvc double glazed door giving access to the rear gardens, wine rack.

From hallway stairs rise to:

First floor landing

Having coving to ceiling, loft access, upvc double glazed window to side, airing cupboard with hot water tank cylinder unit. Doors from first floor landing give access to three bedrooms and re-fitted bathroom.

Bedroom

11'5 x 10'7
Having upvc double glazed window to front, a range of fitted wardrobes with eye level storage cupboards above, radiator.

Bedroom

10'4 x 8'11
Having upvc double glazed window with pleasing aspect to the rear, radiator, fitted storage cupboard / wardrobe.

Bedroom

7'9 x 7'8
Having upvc double glazed window to front, radiator.

Re-fitted bathroom

Having a three-piece white suite comprising, paneled bath with wall-mounted electric shower with glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, fully tiled to walls, upvc double glazed window to rear, wall-mounted heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden with mature shrubs and tree. To the side of this there is a generous brick paved driveway providing ample off-street parking. Access is then given to the property's garage. Gated side access then leads to the side of the property which in turns gives access to the property's rear garden comprising, an attractive Indian sandstone paved patio area, raised beds, lawned garden, Damson and Apple tree, mature shrubs and bushes, timber garden shed. The rear gardens are enclosed by fencing.

Garage

16'9 x 8'2
Having up and over door, upvc double glazed window to rear, upvc double glazed pedestrian service door to the side.

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 D

Mortgage services

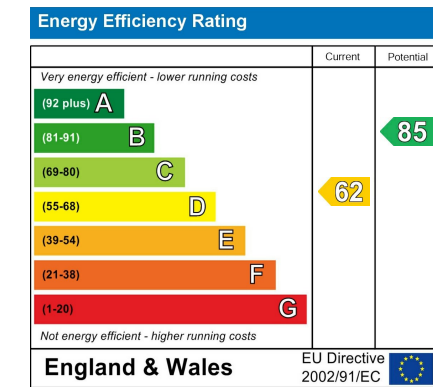
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

