



12 Highbury Close, Off London Road, Shrewsbury,  
Shropshire, SY2 6SN

[www.hbshrop.co.uk](http://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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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 £365,000**

Viewing: strictly by appointment through the agent

Situated within this desirable residential location and occupying a lovely cul-de-sac position this is a well presented, spacious and well maintained three double bedroom detached bungalow. The bungalow boasts bright and airy living accommodation throughout along with good sized front and rear gardens, a generous driveway and garage. The bungalow is within walking distance of local amenities and is well placed for easy access to the Shrewsbury town centre. The bungalow also has the added benefit of being offered for sale with NO UPWARD CHAIN. Viewing comes highly recommended by the selling agent.

#### Accommodation

Entrance vestibule, cloakroom, lounge, dining room, spacious kitchen/breakfast room, three double bedrooms, bathroom, front and good size rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

Upvc double glazed entrance door gives access to:

#### Entrance vestibule

Having upvc double glazed window to side, radiator.

Door to:

#### Cloakroom

Having low flush WC, wash hand basin with tiled splash surround, upvc double glazed window to front, radiator.

Door from entrance vestibule gives access to:

#### Hallway

Having loft access, radiator, wall mounted thermostat control unit.

Door from hallway gives access to:

#### Lounge

15'2 x 11'11

Having upvc double glazed window to front, coving to ceiling, two wall light points, radiator.

Door from lounge gives access to:

#### Dining room

10'7 x 8'10

Having upvc double glazed window to front, radiator.

Wooden framed door from dining room and from hallway gives access to:

#### Kitchen/breakfast room

14'11 x 14'4

And comprises: base units with built-in cupboards and drawers, fitted worktops with two inset stainless steel sink drainer units, wall mounted gas fired central heating boiler, tiled splash surrounds, wall mounted extractor fan, upvc double glazed window to rear and side, two radiators, upvc double glazed door giving access to side of property, interconnecting door to garage.

From hallway doors give access to: Three double bedrooms and bathroom.

#### Bedroom

12'5 x 11'10

Having two built-in double wardrobes, coving to ceiling, upvc double glazed windows to rear, radiator.

#### Bedroom

10'3 x 8'8

Having upvc double glazed window to front, radiator.

#### Bedroom

9'10 x 9'5

Having radiator, upvc double glazed window to rear, built-in double wardrobe.

#### Bathroom

Having a four piece white suite comprising: panelled bath, pedestal wash hand basin, low flush WC, shower cubicle, radiator, upvc double glazed window to rear, part tiled to walls.

#### Outside

To the front of the property there is a generous lawned garden with tarmacadam pathway giving access to front door, a variety of mature shrubs and bushes. To the side of this there is a tarmacadam driveway which gives access to:

#### Garage

17'0 x 8'4

Having up and over door, upvc double glazed window to side, fitted power and light.

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

#### Southerly facing generous size gardens

Having paved patio area, lawned garden, borders containing a variety of shrubs and bushes. The rear gardens are enclosed by fencing and mature hedging.

#### 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 D

#### 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			81
(69-80) C		68	
(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

