



9 Flagwall, Monkmoor, Shrewsbury, Shropshire, SY2 5JR

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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 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 £155,000

Viewing: strictly by appointment through the agent

Occupying a pleasant position within this favoured residential location this is a spacious and well presented two double bedroom end of terrace house. The property is within easy reach of a variety of excellent amenities, local schooling and the Shrewsbury town centre. This property will be of interest to a number of buyers and has the added benefit of being offered for sale with NO UPWARD CHIAN. Viewing is recommended.

Accommodation

Entrance hallway, lounge, re-fitted kitchen/diner, rear lobby with outhouse, first floor landing, two double bedrooms, bathroom, front and rear enclosed gardens, off street parking, upvc double glazing, gas fired central heating, Viewing is recommended.

Part glazed wooden entrance door gives access to:

Hallway

Having under-stairs storage cupboard, dado rail, radiator, wall mounted heating control panel.

Door from hallway gives access to:

Lounge

14'1 max x 10'6
Having two upvc double glazed windows, radiator, wall mounted remote controlled stoned effect electric fire, coving to ceiling.

Door from hallway gives access to:

Re-fitted kitchen/diner

13'11 x 7'5
Having replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob and cooker extractor fan over, fitted worktop with inset stainless steel sink, two upvc double glazed windows, tiled floor, radiator.

Door from kitchen/diner gives access to:

Rear hallway

Having upvc double glazed door giving access to rear gardens.

From rear hallway door gives access to:

Brick built outhouse

6'5 excluding recess x 5'3
Having glazed window and fitted light.

From hallway stairs rise to:

First floor landing

Having loft access, dado rail.

Doors give access to two double bedrooms and bathroom.

Bedroom

14'0 x 10'8 max reducing down 8'6
Having upvc double glazed window, cupboard housing gas fired central heating boiler, radiator, wood effect flooring.

Bedroom

14'0 x 7'7
Having upvc double glazed window to front, radiator.

Bathroom

Having a three piece suite comprising, timber style panelled bath with electric shower over, pedestal wash hand basin, low flush WC, vinyl tiled effect floor covering, part tiled to walls, upvc double glazed window, mirror fronted bathroom cabinet.

Outside

To the front of the property there is a low maintenance stoned frontage, paved pathway to the side of the property leads to a pedestrian gate leading to the property's:

Rear garden

Having paved patio area, lawned garden, low maintenance stoned sections, paved pathway, hard standing parking forecourt with timber double gates. The rear gardens are enclosed by fencing and brick walling.

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 but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

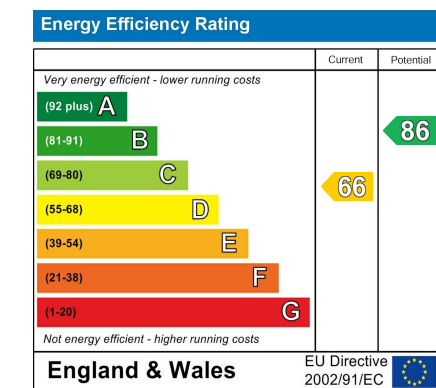
Mortgage services

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.



FLOORPLANS

