

206 Whitchurch Road, Shrewsbury, Shropshire, SY1 4EX

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 £199,995

Viewing: strictly by appointment through the agent

Occupying a corner plot position, this is a spacious, well proportioned and partially renovated three bedroom semi-detached house which is being offered for sale with NO UPWARD CHAIN. The property is situated within this favoured residential location which has a variety of excellent amenities and is well placed to the Shrewsbury Town centre and local bypass. This property will be of interest to a number buyers and viewing is recommended by the selling agent.

Accommodation

Entrance hallway, lounge, dining room, re-fitted kitchen/breakfast room, rear lobby, brick built store, first floor landing, three double bedrooms, re-fitted bathroom and separate WC, front, side and rear enclosed gardens, detached sectional garage with adjoining garden store, part double glazing, partial gas fired central heating. NO UPWARD CHAIN

Wooden framed glazed entrance door gives access to:

Hallway

Having radiator, under-stairs storage cupboard, wall mounted thermostat control unit.

Door from hallway gives access to:

Lounge

13'5 x 11'11

Having exposed wooden flooring, two glazed windows to front and glazed window to rear, radiator, gas fire.

Door from hallway gives access to:

Dining room

12'2 x 10'9

Having upvc double glazed windows to front and side of property, vinyl wood effect floor covering.

Square arch from dining room gives access to:

Re-fitted kitchen

11'2 x 9'6

Having replaced eye level and base units with built-in cupboards and drawers, integrated oven with four ring stainless steel finish gas hob and stainless steel cooker canopy over, free standing slimline dishwasher, miniature fridge freezer, tiled splash surrounds, vinyl wood effect floor covering, cupboard housing gas fired central heating boiler, recessed spotlights to ceiling, upvc double glazed window to rear, breakfast bar, radiator, walk-in shelved pantry store cupboard.

Door from kitchen gives access to:

Rear lobby

Having part glazed door giving access to rear of property and brick built store with space for washing machine.

From hallway stairs rise to:

Half landing

Having glazed window to front. Stairs then rise to:

First floor landing

Having loft access, linen store cupboard.

Doors from first floor landing give access to: three double bedrooms, re-fitted bathroom and separate WC.

Bedroom

12'4 x 10'9

Having upvc double glazed window to front, radiator.

Bedroom

13'5 x 9'5

Having a range of fitted wardrobes with centralised dressing area, eye level store cupboards, upvc double glazed window to front and rear.

Bedroom

10'0 x 9'1

Having glazed window to rear.

Re-fitted bathroom

Having panelled bath with mixer shower over, wash hand basin with mixer tap over and storage cupboard below, tiled floor, upvc double glazed window, heated chrome style towel rail.

Separate WC

Having low flush WC, part tiled to wall, tiled floor, glazed window to side.

Outside

To the front of the property paved pathway gives access to front door. Either side of the paved pathway are lawned gardens with mature hedging screening the Whitchurch Road. Access is then given to a generous sized lawned garden with further mature hedging.

Rear garden

To the rear of the property there is paved area with gated access leading to paved parking forecourt with a detached sectional garage with adjoining garden store. The rear gardens are enclosed by mature hedging and have gated pedestrian rear access

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).

Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS