

37 Briery Lane, Galns Park, Shrewsbury, Shropshire, SY3 5DN

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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 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 £99,995

Viewing: strictly by appointment through the agent

Occupying a pleasant cul-de-sac position and having the added benefit of NO UPWARD CHAIN, this is a spacious and particularly well proportioned one double bedroom mid-terrace bungalow/one storey house. The property does require some general modernisation/improvement which allows any potential purchasers to remodel the property in the own particular style. Gains Park is a popular residential location within close proximity to good amenities, the Royal Shrewsbury Hospital and the Shrewsbury town centre. This property will appeal to many buyers including first time/investment buyers. Viewing is recommended.

Accommodation

Entrance hallway, L shaped open plan lounge/diner/kitchen, double bedroom, bathroom, front and rear enclosed gardens, allocated car parking space, gas fired central heating. NO UPWARD CHAIN

Upvc double glazed entrance door gives access to:

Hallway

Having wall mounted Honeywell digital heating control panel, radiator.

Wooden framed glazed door from hallway gives access to:

Open plan L shaped lounge/diner/kitchen

17'8 max x 16'11 max

The lounge/diner area comprises: two radiators, Tv aerial point, glazed widow to rear, glazed sliding door giving access to rear gardens. gas fire. The kitchen area comprises: eye level and base units, tiled splash surrounds, tiled effect flooring, fitted worktops, inset stainless steel sink drainer unit with mixer tap over, freestanding cooker with cooker canopy over.

From hallway door gives access to:

Double bedroom

11'6 x 8'9

Having glazed window to front, cupboard housing gas fired central heating boiler, fitted single wardrobe, radiator.

Bathroom

Having a three piece coloured suite comprising: panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, vinyl floor covering, glazed window to front, radiator.

Outside

To the front of the property there is a small lawned garden with paved pathway with set giving access to front door. To the rear of the property there is a private well established garden having paved patio, lawned garden a variety of mature shrubs, plants and bushes, glazed greenhouse, timber garden shed. In a nearby residence car park there is one allocated car parking space.

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 A

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.

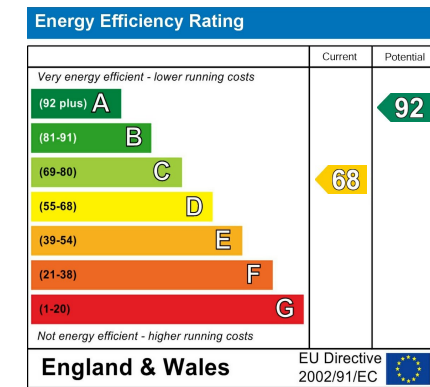
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recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS