



40 Squinter Pip Way, Bowbrook, Shrewsbury, Shropshire, SY5 8PY

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 £275,000

Viewing: strictly by appointment through the agent

A modern deceptively spacious and neatly presented three bedroom semi-detached house which boasts pleasing features some of which include: lounge/diner, kitchen/breakfast room, master bedroom with en-suite shower room, tarmacadam driveway providing off street parking for two vehicles and a southerly facing rear enclosed garden. The property is situated in this popular residential development within close proximity to local amenities located within Radbrook Green along with highly regarded schooling. Property is situated within easy access of the Shrewsbury town centre and well placed for commuters wishing to travel on the A5 which then links up to the M54 motorway network. Viewing is recommended.

Accommodation

Entrance hallway, cloakroom, lounge/diner, attractive kitchen/breakfast room, first floor landing, master bedroom with en-suite shower room, two further bedrooms, family bathroom, front and southerly facing rear enclosed gardens, tarmacadam driveway, gas fired central heating, upvc double glazing. Viewing is recommended.

Canopy over, double glazed entrance door gives access to:

Hallway

Having wood effect flooring, radiator, storage cupboard, wall mounted digital heating control panel.

Door to:

Cloakroom

having low flush WC, pedestal wash hand basin with mixer tap over, tiled splash surround, tiled effect flooring, radiator, upvc double glazed window to front, extractor fan to ceiling.

Door from hallway gives access to:

Lounge/diner

15'0 max x 14'7

Having upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side, under-stairs storage cupboard, two radiators.

Door from hallway gives access to:

Modern kitchen/breakfast room

12'3 x 7'6

Having modern eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob and concealed cooker canopy over, integrated slimline dishwasher, fitted worktops with inset stainless steel sink with mixer tap over, cupboard housing gas fired central heating boiler, upvc double glazed window to front, wood effect flooring, radiator, space for fridge freezer.

From hallway stairs rise to:

First floor landing

Having loft access, radiator, over-stairs storage cupboard.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom

11'11 x 8'6

Having upvc double glazed window to rear, wall mounted digital heating control panel, fitted wardrobes, radiator.

Door to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, tiled effect flooring, heated chrome style towel rail, extractor fan to ceiling.

Bedroom

8'6 x 8'6 excluding wardrobe recess

Having fitted wardrobes, radiator, upvc double glazed window to front.

Bedroom

8'11 x 6'3

Having upvc double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: panelled bath, pedestal wash hand basin, low flush WC, part tiled to walls, tiled effect vinyl flooring, upvc double glazed windows to front, extractor fan to ceiling.

Outside

To the front of the property paved pathway gives access to front door with mature shrubs section to side. To the side of the house there is a tarmacadam driveway providing off street parking for 2 vehicles. in addition to an electric car charging point and also an outside tap.

Gated access then leads to the property's:

Southerly facing rear gardens

Having paved patio area, lawned garden, good sized timber garden shed.. The rear gardens are enclosed by fencing.

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 C

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.

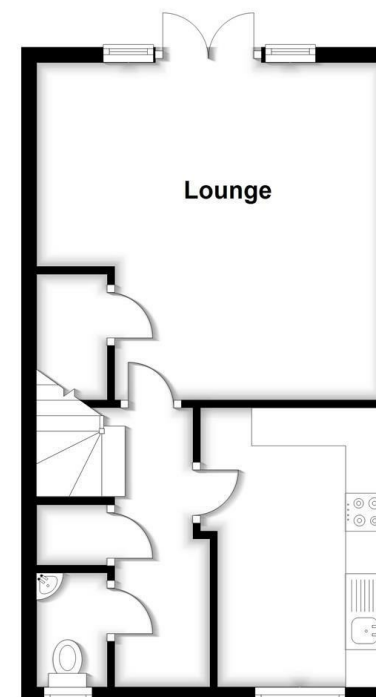
Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(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

Ground Floor



First Floor

