



20 Racecourse Crescent, Monkmoor, Shrewsbury,
Shropshire, SY2 5BP

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 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 £210,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is a spacious and well proportioned two double bedroom semi-detached house, occupying a generous sized plot. The property is situated within this popular residential location close to many amenities, highly regarded local schooling and within walking distance to the Shrewsbury town centre. Viewing is recommended.

Accommodation

Entrance hallway, lounge/diner, kitchen/breakfast room, rear lobby with small laundry area, WC, first floor landing, two double bedrooms, spacious re-fitted bathroom, front and large rear enclosed gardens, driveway, extensive upvc double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Hallway

Having glazed window, under-stairs storage cupboard, wall mounted heated control panel.

Door from hallway gives access to:

Lounge/diner

15'4 x 11'0

Having upvc double glazed window to front and rear, radiator, dado rail.

Part glazed door from hallway gives access to:

Kitchen/breakfast room

11'9 x 10'0

Having eye level and base units with built-in cupboards and drawers, integrated oven and grill, upvc double glazed windows to side, four ring electric hob with cooker canopy over, wall mounted gas fired central heating boiler, vinyl floor covering, space for further appliances.

Upvc double glazed door from kitchen/breakfast room gives access to:

Rear lobby

Having tiled floor, upvc double door giving access to rear gardens.

From rear lobby access is given to:

Laundry area

Having space for washing machine etc with wooden style worktop.

Door from rear lobby gives access to:

WC

Having low flush WC, glazed window to rear.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to front, loft access, linen store cupboard.

Doors from first floor landing give access to: Two double bedrooms and re-fitted bathroom.

Bedroom

12'3 x 8'7

Having upvc double glazed window to rear, fitted mirror fronted wardrobe, radiator, picture rail.

Bedroom

10'10 x 6'4

Having upvc double glazed window to front, radiator.

Re-fitted bathroom

11'6 x 6'7

Having walk-in tiled shower cubicle with drench shower over, panelled bath, low flush WC with hidden cistern, wash hand basin with mixer tap over, two upvc double glazed windows, tiled to walls, vinyl floor covering, heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden bordered to two side by mature conifers and bushes. To the side of this there is a brick paved driveway providing off street parking for 2 vehicles.

Rear gardens

To the rear of the property there is generous sized garden having paved area, paved pathway, lawned garden, paved sun terrace, two timber gardens sheds. 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 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).

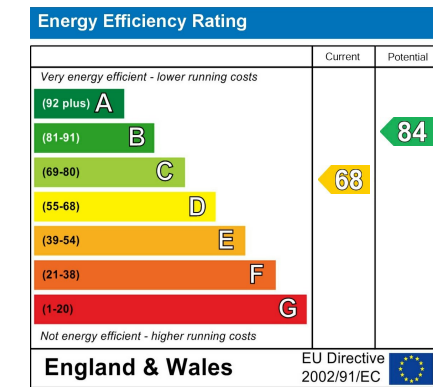
Referral fee disclaimer

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

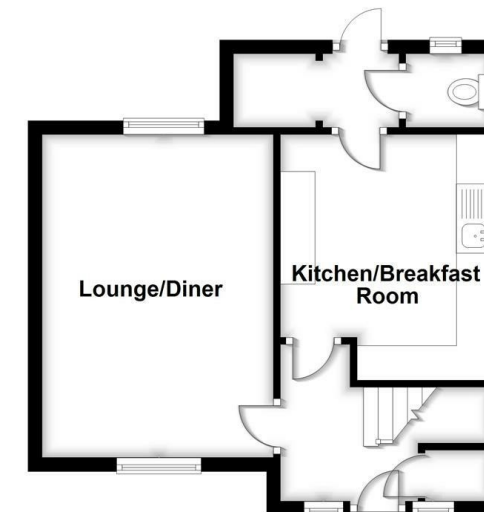
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

