



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 £219,995

Viewing: strictly by appointment through the agent

Occupying a generous size plot and offering well maintained and pleasant living accommodation throughout, this is an appealing three bedroom semi-detached house which is being offered For Sale with NO UPWARD CHAIN. The property is located within this popular residential location within close proximity to excellent amenities including the Meole Brace retail park and is well placed for easy access to the local bypass and the Shrewsbury town centre. Viewing is recommended.

Accommodation

Entrance hallway, lounge, dining area, re-fitted kitchen/breakfast room, utility area, conservatory, first floor landing, three bedrooms all with fitted wardrobes, re-fitted bathroom, low maintenance front and rear southerly facing enclosed gardens, generous stoned driveway, detached sectional garage, gas fired central heating, upvc double glazing, solar panel. NO UPWARD CHAIN.

Upvc double glazed entrance door with upvc double window to side gives access to:

Hallway

Having radiator.

Part glazed door from hallway gives access to:

Re-fitted kitchen/breakfast room

17'11 x 6'10

Having a range of modern eye level and base units with built-in cupboards and drawers, integrated dishwasher, free standing stainless steel finish double oven with four ring gas hob and stainless steel cooker canopy over, free standing upright fridge freezer, wood effect flooring, breakfast bar, glass display cabinets, two upvc double glazed windows, recessed spotlights and coving to ceiling, radiator.

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

Utility area

6'9 x 6'2

Having fitted style worktop with inset stainless steel sink with store cupboard below, space for washing machine and tumble dryer, polycarbonated roof, tiled floor, upvc double glazed window, upvc double glazed door giving access to rear gardens.

Wooden framed glazed door from kitchen/breakfast room gives access to:

Dining area

7'5 x 6'11

Having coving to ceiling, wood effect flooring, under-stairs storage cupboard.

Arch from dining area gives access to:

Lounge

18'9 x 10'9 reducing down to 9'2

Having upvc double glazed windows to front and rear, wood effect flooring, coving to ceiling, fitted ceiling fan with built-in light, radiator,

Upvc double glazed French doors from dining area gives access to:

Conservatory

16'7 x 6'5

Having polycarbonated roof, vinyl wood effect floor covering, upvc double glazed windows to rear with double glazed sliding patio door giving access to rear gardens.

From hallway stairs rise to:

First floor landing

Having loft access, airing cupboard with hot water tank cylinder unit.

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

Bedroom

10'3 excluding wardrobe recess x 10'0

Having upvc double glazed window to front and side, fitted mirror fronted double wardrobe, over-stairs shelved storage cupboard, radiator.

Bedroom

10'9 x 7'10 excluding wardrobe recess

Having upvc double glazed window to front, built-in mirror fronted double wardrobe, radiator, over-stairs shelved storage cupboard.

Bedroom

8'0 x 7'0

Having part mirror fronted double wardrobe, upvc double glazed window to rear.

Re-fitted bathroom

Having a four piece suite comprising: panelled bath with shower attachment off taps, tiled separate shower cubicle, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, upvc double glazed window to rear, recessed spotlights, extractor fan and coving to ceiling, heated chrome style towel rail.

Outside

To the front of the property there is a generous size front low maintenance garden having slated stoned area, a variety of mature trees and bushes. The front garden are enclosed by fencing and paved pathway gives access to front door.

Paved pathway extends to the side of the property where is a generous stoned driveway providing ample off street parking for a number of vehicles access is then given to:

Detached sectional single garage

Gated access then leads to the property's southerly facing low maintenance:

Modern gardens

Having paved patio area, artificial lawned garden sections, stoned areas, timber garden shed/store, The rear gardens are enclosed by fencing and brick waling.

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.

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			
(92 plus) A			
(81-91) B		85	89
(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

