

2 Corbet Close, Off Little Harlescott Lane, Shrewsbury,  
Shropshire, SY1 3RP

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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.
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**Offers In The Region Of £179,995**

Viewing: strictly by appointment  
through the agent



Occupying a pleasant position and having NO UPWARD CHAIN, this is a neatly presented and deceptively spacious three bedroom mid-terrace house which will appeal to many buyers. The property offers a good sized lounge, garden room, kitchen/diner, three bedrooms, low maintenance gardens and communal residence parking. The property is nearby a variety of good local amenities and is well placed for easy access to the Shrewsbury town centre. Viewing is recommended by the agent.

#### Accommodation

Entrance hall, lounge, kitchen/diner, garden room, study, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, residence communal parking, upvc double glazing, partial gas fired central heating. NO UPWARD CHAIN Viewing is recommended.

Upvc double glazed entrance door gives access to:

#### Entrance hallway

Having telephone point, upvc double glazed window, tiled floor, under-stairs storage cupboard, cloaks cupboard and shelved storage cupboard.

Part glazed door from hallway gives access to:

#### Lounge

15'7 x 14'4

Having wood effect flooring, electric period style fire set to marble style hearth with fire surrounds, two radiators.

Part glazed door from lounge gives access to:

#### Study

9'5 x 4'4

Having upvc double glazed window to rear.

From lounge sliding patio door gives access to:

#### Garden room

10'8 x 8'11

Having polycarbonated roof, upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side.

Door from hallway gives access to:

#### Kitchen/diner

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink with mixer tap over, space for appliances, upvc double glazed to front, radiator.

From hallway stairs rise to:

#### First floor landing

Having loft access, cupboard housing gas fired central heating boiler.

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

#### Bedroom

12'9 x 8'5

Having upvc double glazed window with pleasing aspect to rear, two built-in wardrobes.

#### Bedroom

11'5 x 6'5

Having upvc double glazed window to front, radiator.

#### Bedroom

9'6 x 6'9

Having upvc double glazed window with pleasing aspect to rear, radiator.

#### Bathroom

Having a white suite comprising: timber style panelled bath with electric shower over, pedestal wash hand basin, WC with hidden cistern, two upvc double glazed windows to front, vinyl wood effect floor covering.

#### Outside

To the front of the property there is an enclosed garden comprising: lawned area, stoned section, paved pathway giving access to front door, large timber garden shed and inset shrubs.

#### Rear gardens

To the rear of the garden there is a low maintenance gardens which comprises: decked area, slated low maintenance sections, inset shrubs, plants and bushes, gated pedestrian access to rear. 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

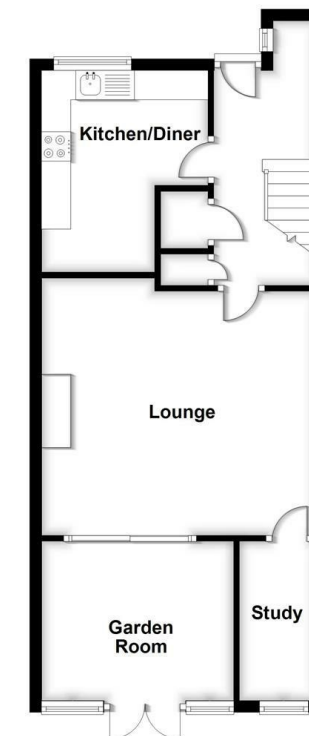
have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

| Energy Efficiency Rating                    |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) A                                 |  |                         | 86  |
| (81-91) B                                   |  | 75                      |   |
| (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

