

14 Hodgkinson Walk, Off Little Harlescott Lane,
Shrewsbury, Shropshire, SY1 3RS

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 £184,995

Viewing: strictly by appointment through the agent

This is a deceptively spacious and well proportioned three bedroom end of terrace house which will be suitable for a number of buyers. The property occupies a pleasant position with an open and rural aspect to the rear and is conveniently situated for access to a variety of local amenities. The accommodation briefly comprises the following: Hallway, cloakroom, lounge/diner, kitchen/breakfast room, study/playroom, first floor landing, three bedrooms, bathroom, brick paved driveway with useful generous sized store, low maintenance rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Hallway
Having radiator, under-stairs storage cupboard, shelved store cupboard.

Door from hallway gives access to:

Cloakroom
Having low flush WC, wash hand basin with tiled splash surrounds, tiled floor, upvc double glazed window.

Part glazed door from hallway gives access to:

Lounge/diner
15'8 x 14'1
Having upvc double glazed French doors giving access to rear gardens, two radiators.

Door from lounge/diner gives access to:

Study/playroom
8'11 x 6'10
Having upvc double glazed window.

Door from hallway gives access to:

Kitchen/breakfast room
11'9 x 9'5
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, glass display cabinet, integrated oven with four ring gas hob and cooker canopy over, tiled splash surrounds, vinyl floor covering, upvc double glazed window to front, space for small table and chairs, space for upright fridge freezer and washing machine.

From hallway stairs rise to:

First floor landing
Having radiator, loft access, cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to: Three bedroom and bathroom.

Bedroom one
12'6 x 8'7
Having upvc double glazed window with pleasing aspect towards local farmland, countryside and beyond, large fitted part mirrored fronted wardrobe, radiator.

Bedroom two
11'8 max x 8'10
Having upvc double glazed window to front, radiator.

Bedroom three
9'5 x 6'9
Having upvc double glazed window with pleasing aspect towards local farmland, countryside and beyond, radiator, coving to ceiling.

Bathroom
Having three piece suite comprising: P shaped panelled bath with electric shower over, wall hung wash hand basin, low flush WC, upvc double glazed window to front, vinyl floor covering, heated chrome style towel rail.

Outside
To the front of the property twin wooden five bar gates lead to a brick paved parking forecourt with access given to:

Large store
9'11 x 9'7
Next to the property there is also ample residence communal parking.

Rear gardens
To the rear of the property there is a low maintenance garden having paved patio area, artificial lawned garden. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	86
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

