

31 Oaklands, Gains Park, Shrewsbury, Shropshire, SY3 5BG

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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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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 £129,995**

Viewing: strictly by appointment through the agent

This is a deceptively spacious and particularly versatile two double bedroom mid terrace house being offered for sale with NO UPWARD CHAIN. The property does require general modernisation/improvement which allows potential purchasers to remodel the property interior to their own particular style. There are excellent amenities within striking distance of the property and commuters will be pleased to know that there is easy access to the local bypass which then links up to the M54 motorway network and beyond. The accommodation briefly comprises the following: Entrance hallway, open plan lounge/diner/kitchen, double ground floor bedroom, ground floor bathroom, first floor landing having further double bedroom with fitted wardrobe, low maintenance front garden, attractive rear gardens, paved car parking forecourt, single glazing, Viewing is recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

**Hallway**

Having exposed wooden flooring, dado rail.

Door from hallway gives access to:

**Open plan L shaped lounge/diner/kitchen**

17'7 max x 17'0 max reducing down to 11'0  
The lounge/diner area comprises: glazed window to rear, sliding glazed patio door giving access to rear gardens, coal effect gas fire, dado rail. The kitchen area comprises: eye level and base units, built-in cupboards and drawers, fitted worktops with inset sink, tiled splash surrounds, vinyl tiled effect floor covering, space for appliances.

Door from hallway gives access to:

**Ground floor bedroom**

11'6 x 8'9  
Having glazed window to front, shelved storage cupboard, additional cupboard housing gas fired central heating boiler (which supplies domestic hot water to property).

Door from hallway gives access to:

**Bathroom**

Having a three piece coloured suite comprising; timber style panelled bath with electric shower over, pedestal wash hand basin, low flush WC, exposed wooden flooring, glazed window to front, wall mounted extractor fan, part tiled to walls.

From lounge/diner/kitchen stairs rise to:

**First floor landing**

Having store cupboard.

Door gives access to:

**Bedroom one**

13'7 max x 12'6  
Having glazed window to rear, range of fitted store cupboards, eaves storage, night storage heater.

**Outside**

To the front of the property there is a small paved pathway giving access to front door with low maintenance stoned frontage.

**Rear gardens**

To the rear of the property there is an attractive garden having paved patio area with timber garden shed, lawned garden, mature tree, shrubs and bushes. Paved pathway then gives access to a brick paved parking forecourt. The gardens are enclosed to three sides 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 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**

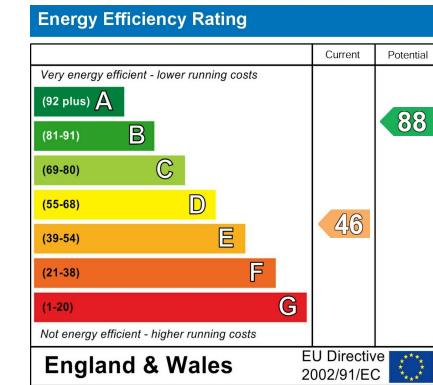
Guidance from the Consumer Protection from Unfair

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.



**FLOORPLANS**

