

108 Battlefield Road, Battlefield, Shrewsbury, Shropshire,
SY1 4AQ

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.
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 £249,995

Viewing: strictly by appointment
through the agent

Occupying a large plot, within this convenient and popular residential location. This is a spacious, three bedroom semi-detached house requiring general modernization's / improvement, which will allow any potential purchasers to re-model the property in their onw particular style. The property is within striking distance of a variety of excellent local amenities, the local bypass linking up to the M54 motorway network and within easy reach of the historic town centre of Shrewsbury. Viewing is recommended by the agent. The accommodation briefly comprises of the following: entrance porch, hallway, lounge, dining room, kitchen, lean-to, laundry room, first floor landing, three bedrooms, bathroom, shared driveway and stoned parking forecourt providing off street parking for two / three vehicles, large rear enclosed gardens, gas fired central heating.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance porch

Having glazed windows, upvc double glazed door gives access to:

Hallway

Having understairs storage cupboard, upvc double glazed window to side. Door from hallway gives access to:

Cloakroom

Having low flush WC, wall-mounted wash hand basin, upvc double glazed window to side.

Door from hallway gives access to:

Dining room

11'0 x 10'11

Having upvc double glazed window to front, radiator, picture rail, coal effect electric fire set to a tiled hearth with decorative fire surround.

Door from hallway gives access to:

Lounge

12'6 x 11'10

Having upvc double glazed window to rear, attractive open fireplace with decorative fire surround, radiator, picture rail.

door from hallway gives access to:

Kitchen

9'11 x 9'7

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit with mixer tap over, quarry tiled floor, upvc double glazed window to side, upvc double glazed door from kitchen gives access to:

Lean-to

8'1 x 4'6

Having a range of glazed windows with part glazed door giving access to the rear gardens. Door from glazed lean-to gives access to:

Utility room

9'0 x 5'11

having base units with built-in drawers to side, fitted worktop with sink and mixer tap over, upvc double glazed window to rear, wall-mounted gas fired central heating boiler.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to front, radiator, loft access.

Doors from first floor landing then give access to three bedrooms and bathroom.

Bedroom

12'5 x 11'10

Having upvc double glazed window to rear, radiator, period fireplace, picture rail.

Bedroom

11'1 x 10'10

Having upvc double glazed window to front, radiator, picture rail.

Bedroom

10'0 x 9'11

Having upvc double glazed window, window to rear, radiator.

Bathroom

Having a three piece suite comprising timber style panel bath with shower over, wash hand basin, low flush WC, upvc double glazed window to side, fully tiled to walls, vinyl floor covering

Outside

The property is approached over a shared driveway with the neighbouring property. Access is given the property's private stoned parking forecourt providing off street parking for two / three vehicles. To the side of the property access is then given to a single garage. Gated access then leads to the property's large rear gardens which comprise paved patio area, lawned garden, a variety of shrubs, plants and bushes, garden pond, glazed greenhouse, polytunnel, garden shed, a variety of mature trees. The gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

COUNCIL TAX BANDING C

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 for 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.

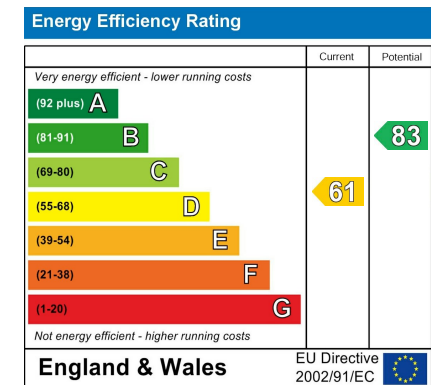
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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

