

44 Greenfield Street, Greenfields, Shrewsbury, Shropshire,
SY1 2PY

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 £300,000

Viewing: strictly by appointment through the agent

This is an attractive, extended and greatly improved two double bedroom period bay fronted semi-detached house. The property is located within this favored residential location within close proximity to the Shrewsbury town centre and a variety of amenities Greenfields has to offer. This property will be of interest to number of potential buyers and viewing is recommended by the agent. The accommodation briefly comprises of the following: Storm porch, reception hallway, shower room with WC, bay fronted lounge, dining room/sitting room/occasional bedroom, impressive, extended family kitchen/diner, cellar, first floor landing, two double bedrooms, bespoke re-fitted bathroom, low maintenance front garden, attractive southerly facing rear enclosed gardens, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Storm porch with replacement composite double glazed entrance door gives access to:

Reception hallway

Having attractive period style tiled floor, radiator, recessed spotlights to ceiling, large walk-in store cupboard.

Panelled door from reception hallway gives access to:

Modern shower room

Having walk-in tiled shower cubicle with drench shower over, low flush WC, wash hand basin with mixer tap over and storage drawers below, tiled floor, recessed spotlights and extractor fan to ceiling.

Panelled door from reception hallway gives access to:

Bay fronted lounge

12'10 max into bay x 11'9

Having walk-in bay with three upvc double glazed sash windows, engineered wooden flooring, wood burning stove set to a exposed brick hearth with inset timber mantle above, coving to ceiling, radiator.

Panelled door from reception hallway gives access to:

Dining room/sitting room/ occasional bedroom

12'11 x 8'4

Having upvc double glazed window to side, radiator, engineered wooden flooring, recessed spotlights to ceiling.

Sliding door from reception hallway gives access to:

Extended open plan re-fitted family kitchen/diner

17'6 x 14'6

Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset stainless steel sink with mixer tap over, induction and gas hob with stainless steel cooker canopy over, integrated oven, microwave combination oven, tiled floor, recessed spotlights to ceiling, upvc double glazed lantern roof, upvc double glazed window to rear, upvc double glazed French doors giving access to rear gardens, under-floor heating, tiled splash surrounds, space for further appliances if required.

Door from reception hallway gives access to brick staircase:

Which leads down to:

Cellar and former coal chute

14'11 x 10'2

Having gas meter, electricity consumer unit, fitted light.

From reception hallway stairs rise to:

First floor landing

Having engineered wooden flooring, loft access.

Panelled doors then give access to: Two double bedrooms and bespoke re-fitted bathroom.

Bedroom one

15'4 x 10'5

Having two composite double glazed sash windows to front, engineered oak flooring, radiator.

Bedroom two

13'0 x 9'7

Having upvc double glazed window to rear, engineered wooden flooring, radiator.

Bespoke re-fitted bathroom

Having a three piece suite comprising: tiled panelled bath with drench shower over, glazed shower screen to side, wall hung wash hand basin with storage drawers below, low flush WC, tiled floor, heated chrome style towel rail, large laundry cupboard with space for tumble dryer, washing machine, wall mounted boiler and shelving, recessed spotlights and extractor fan to ceiling, upvc double glazed window to rear.

Outside

To the front of the property there is a low maintenance stoned frontage with brick paved pathway giving access to front door. Gated pedestrian side access then leads to the property's:

Southerly facing attractive rear gardens

Having Indian sandstone patio area, lawned garden, stoned sections with timber pergola above, timber garden shed to side, inset shrubs and bushes. 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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

