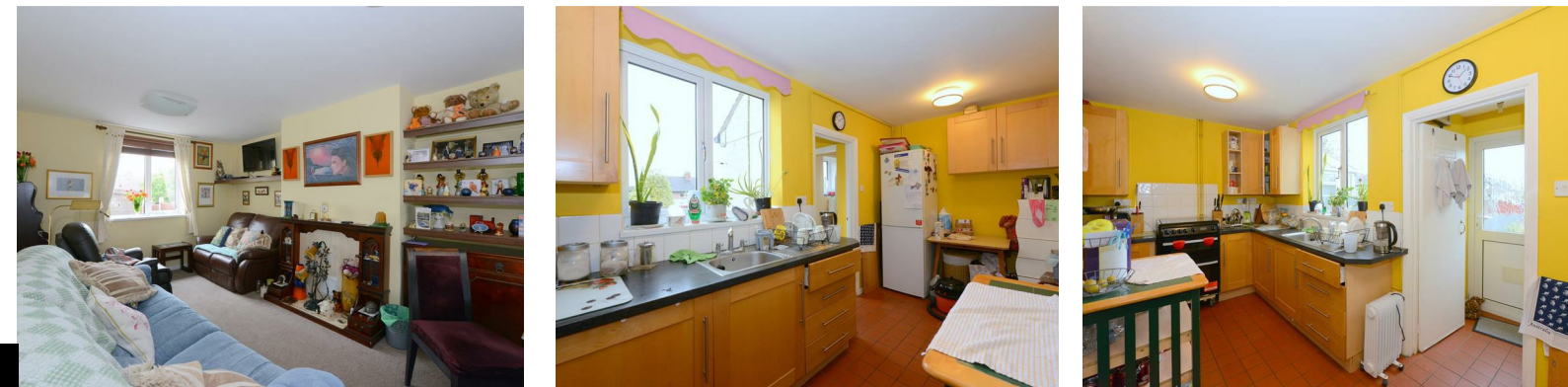




56 Berwick Avenue, Coton Hill, Shrewsbury, Shropshire,
SY1 2NW

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 £214,995

Viewing: strictly by appointment through the agent

A spacious, well maintained and improved two double bedrooms and a generous single bed roomed mid-terrace house, which occupies an appealing generous sized plot. The property is located within striking distance of the historic town centre of Shrewsbury, with it's bespoke shops, restaurant's and other amenities all nearby, along with quiet walks along the river path and to the beautiful Quarry Park. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises of the following: Entrance hallway, spacious lounge/diner, re-fitted kitchen/breakfast room, rear lobby with laundry area, bespoke re-fitted ground floor shower room, first floor landing, large master bedroom (with space to create en-suite shower room if required), two further double bedrooms, generous driveway providing off street parking for 3 vehicles, large low maintenance rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises the following:

Replacement composite double glazed entrance door, with over-head IR and movement censored security light, gives access to:

Hallway

Having under-stairs recess, radiator, wall mounted digital heating control panel.

Door from hallway gives access to:

Lounge/diner

17'11 x 10'8

Having upvc double glazed windows to front and rear, radiator.

Doorway from hallway gives access to:

Re-fitted L shaped kitchen/breakfast room

14'9 max x 10'0 max

Having a range of replace eye level and base unit with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, tiled floor, upvc double glazed window to rear.

Door from kitchen/breakfast room gives access to:

Rear lobby

Having upvc double glazed door, fuse box and light switch for two outside movement censored security lights (one mounted above the kitchen window and the other mounted above the living room window), giving access to rear gardens, tiled floor.

From rear lobby doorway gives access to:

Laundry area

Having space for washing machine, tiled floor, upvc double glazed window to rear.

Door from hallway gives access to:

Bespoke re-fitted shower room

Having large shower cubicle with drench shower over, wash hand basin set to vanity unit with mixer tap over, WC with hidden cistern, fitted storage cupboards, mirror fronted bathroom cabinet, upvc doble glazed window to front, heated chrome style towel rail, wall mounted extractor fan, vinyl floor covering.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to front, linen store cupboard housing gas fired central heating boiler, loft access.

Doors from first floor landing give access to: Three double bedrooms

Bedroom one

17'10 max reducing down to 10'0 x 10'4

This large master bedroom has upvc double glazed window to front and rear, fitted part mirror fronted wardrobes, two radiators.

Bedroom two

10'11 x 10'8

Having upvc double glazed window to rear, fitted wardrobe.

Bedroom three

10'8 x 6'10

Having upvc double glazed window front, radiator.

Outside

To the front of the property there is a brick paved concrete driveway providing off street parking for three vehicles.

Rear gardens

To the rear of the property there is a large low maintenance garden having brick paved patio area, stoned sections, paved pathway, timber summerhouse with full functioning new electrical fittings comprising: three sockets and overhead light, timber shed (with overhead movement control security light and inside two independent sockets for white goods or electric garden tools, gated rear access (shared with neighbouring property's). The rear gardens are enclosed by a mixture of contemporary composite and timber 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.

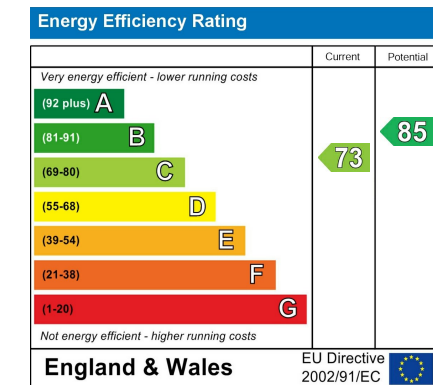
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Disclaimer

Any areas / measurements are approximate only and have

not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

