



17 Painters Place, Redwood Park, Shrewsbury, SY3 5PT

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 £195,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position. This is a deceptively spacious, modern two double bedroom mid-terraced house situated in this sought after residential location. The property is within walking distance of good local amenities, highly regarded schooling, The Royal Shrewsbury hospital and the Shrewsbury town centre. Commuters will be pleased to know that access is easily accessible to the local bypass linking up to the M54 motorway network. Viewing is recommended. The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen, first floor landing, two double bedrooms, bathroom, low maintenance front and good size rear enclosed gardens, two allocated car parking spaces, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over upvc double glazed entrance door gives access to:

Hallway

Having radiator, wall mounted thermostat control unit.

Door from hallway gives access to:

Lounge/diner

16'7 x 11'10

Having upvc double glazed French doors giving access to rear gardens, two radiators.

Arch from hallway gives access to:

Kitchen

7'10 x 7'9

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1/2 sink drainer unit with mixer tap over, vinyl wood effect floor covering, upvc double glazed window to front, wall mounted gas fired central heating boiler, tiled splash surrounds, space for appliances.

From lounge/diner stairs rise to:

First floor landing

Having loft access.

Doors from first floor landing then give access to: Two bedrooms and re-fitted bathroom.

Bedroom one

11'6 x 8'8 excluding recess

Having upvc double glazed window to rear, built-in over-stairs wardrobe, radiator.

Bedroom two

10'9 x 6'9

Having upvc double glazed window to front, radiator, fitted wardrobe and shelved storage cupboard.

Re-fitted bathroom

Having a three piece suite comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, upvc double glazed window to front, vinyl floor covering, extractor fan to ceiling.

Outside

To the front of the property paved pathway gives access to front door. To the side of this there is a low maintenance stoned section. In front of the house there is one car parking space plus an additional car parking space in the nearby residence car park.

Rear gardens

To the rear of the property there is a low maintenance garden comprising: paved patio area and stoned sections, outside lighting point, gated rear pedestrian access. 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

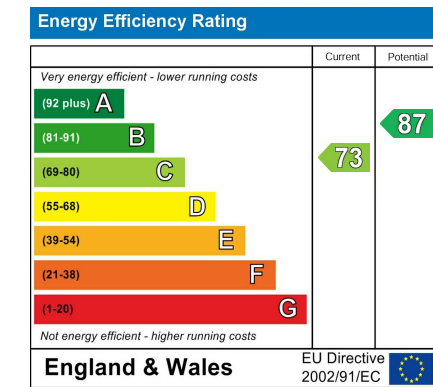
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

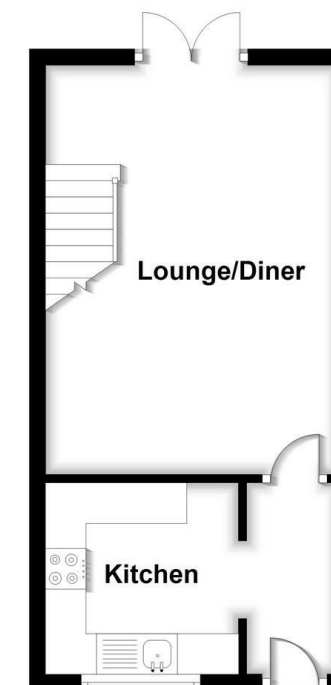
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

