

19 Oriel Way, Radbrook Green, Shrewsbury, Shropshire, SY3 6AS

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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 £225,000

Viewing: strictly by appointment through the agent

Occupying a pleasant cul-de-sac position and having a large rear garden. This is an appealing, well proportioned and deceptively spacious two bedroom semi detached house. The property is situated within this desirable residential location offering excellent local amenities, highly regarded schooling and being well placed for easy access to the Shrewsbury town centre along with the bypass linking up to the M54 motorway network. Viewing is recommended. The accommodation briefly comprises of the following: Entrance hallway, lounge, re-fitted kitchen/diner, ground floor shower room, first floor landing, two bedrooms, wet room, front and large rear gardens, driveway, store garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hall

Having radiator, upvc double glazed window to side.

Door from hallway gives access to:

Lounge

13'3 x 10'9

Having upvc double glazed window to front, radiator, gas fire set to a exposed brick style surround with timber mantle.

Door from lounge gives access to:

Re-fitted kitchen/diner

14'0 x 7'5

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for appliances, tiled splash surrounds, two upvc double glazed window to rear, ceramic tiled floor, radiator. under-stairs storage cupboard, upvc double glazed door giving access to garage.

Adjacent to the kitchen and back of the garage there is a:

Shower room

Having tiled corner shower cubicle, low flush WC, pedestal wash hand basin, upvc double glazed window to rear, vinyl floor covering.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access.

Doors from first floor landing then give access to: Two bedrooms and wet room.

Bedroom one

11'8 x 10'9

Having upvc double glazed window to front, radiator, fitted wardrobe.

Bedroom two

9'0 x 7'8

Having upvc double glazed window to rear, radiator.

Wet room

Having wall mounted electric shower, pedestal wash hand basin, low flush WC, non-slip floor covering, radiator, upvc double glazed window to rear, extractor fan to ceiling, part tiled to walls.

Outside

To the front of the property there is a lawned garden with paved pathway giving access to front door, lawned side garden with mature shrubs and tree. In between the front and side garden is where the driveway is situated which then gives access to:

Store garage

8'8 x 8'4

Having up and over door, access to shower room and PVC door leading to the rear gardens.

Gated pedestrian side access then leads to the property's:

Generous sized rear garden

Having a large lawned garden, a variety of mature shrubs, plants, bushes and trees, paved patio area, outside cold tap. The rear gardens are enclosed.

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).

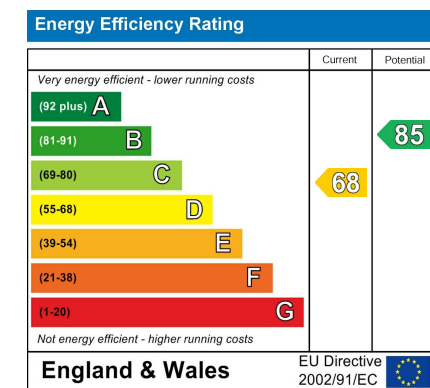
Referral fee disclaimer

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

