

9 Knowsley Drive, Gains Park, Shrewsbury, SY3 5DH

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 £199,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN. This is a greatly improved, deceptively spacious and well presented two double bedroom end of terrace house. The property is within close proximity to a variety of excellent amenities, the Royal Shrewsbury Hospital and is well placed for easy access to the local bypass linking up to the M45 motorway network and Shrewsbury town centre. This property will be of interest to a number of buyers and early viewing is recommended. The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, upvc double glazed conservatory, attractive modern re-fitted kitchen, first floor landing, two double bedrooms, stylish re-fitted bathroom, front and landscaped rear enclosed gardens, one allocated car parking spaces, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Canopy over, replacement composite double glazed entrance door with upvc double glazed window to side gives access to:

Hallway

Having under-stairs storage cupboard.

Wooden framed glazed door from hallway gives access to:

Lounge/diner

13'11 x 10'10 max

Having upvc double glazed window to side, radiator.

Double glazed sliding door from lounge/diner gives access to:

UPVC double glazed conservatory

9'3 x 8'8

Having brick base with range of upvc double glazed windows with fitted blinds, upvc double glazed roof, radiator, upvc double glazed French doors giving access to rear gardens, wood effect flooring.

From hallway door gives access to:

Modern re-fitted kitchen

10'0 x 6'7

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated stainless steel finished oven with matching stainless steel four ring gas hob with stainless steel cooker canopy over, integrated fridge and freezer, fitted worktops with inset stainless steel sink with mixer tap over, upvc double glazed window to front, vinyl tiled effect floor covering, radiator.

From hallway a contemporary staircase gives access to:

First floor landing

Having loft access.

Doors then give access to: Two double bedrooms and re-fitted bathroom.

Bedroom one

12'10 x 8'0

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

Bedroom two

9'10 x 8'9

Having upvc double glazed window to front, radiator, over-stairs store cupboard housing gas fired central heating boiler.

Stylish re-fitted bathroom

Having P shaped panelled bath with drench shower over plus wall mounted hand-held shower attachment, pedestal wash hand basin with mixer tap over, low flush WC, fully tiled to walls, extractor fan and recessed spotlights to ceiling, upvc double glazed window to side, vinyl floor covering, heated chrome style towel rail.

Outside

To the front of the property a brick paved pathway gives access to front door. To the side of this there is stoned sections, small paved patio and inset shrubs.

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

Landscaped rear gardens

Having paved patio area with stoned sections, lawned garden, feature garden pond, inset shrubs and bushes. The rear gardens are enclosed by fencing. In the nearby residence car park the vendor informs us there is 1 allocated car parking spaces.

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			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

