

6 Sandford Avenue, Mount Pleasant, Shrewsbury, Shropshire,
SY1 3BE

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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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 £218,000

Viewing: strictly by appointment
through the agent

Occupying a pleasant position, this is a particularly attractive and well proportioned bay fronted three bedroom semi-detached house. The property is conveniently situated close to a number of excellent amenities and has good access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property is being offered for sale with NO UPWARD CHAIN. The accommodation briefly comprises the following: upvc double glazed entrance porch, hallway, bay fronted lounge, spacious kitchen / diner, first floor landing, three bedrooms, re-fitted bathroom, front and rear enclosed gardens, driveway, good sized garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to upvc double glazed porch giving access to:

Hallway

Having upvc double glazed window to side, understairs storage cupboard, dado rail.

Paneled door from hallway gives access to:

Bay fronted lounge

12'9 max into bay x 12'8
Having upvc double glazed bay window to front, coving to ceiling, radiator, coal effect gas fire with marble style hearth with decorative fire surround, television aerial point.

From hallway door gives access to:

Spacious kitchen / diner

19'0 x 8'10
The kitchen area comprises: eye level and base units with built-in cupboards and drawers, glass display cabinet, fitted worktops with inset sink with drainer unit and mixer tap over, built-in oven, four ring gas hob, extractor fan, splash surrounds, upvc double glazed window to rear, tiled floor, space for upright fridge freezer, service door to garage.

The dining area comprises: upvc double glazed window to rear, radiator, coving to ceiling.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, cupboard housing gas fired boiler. Doors from first floor landing give access all bedrooms and bathroom.

Bedroom one

12'1 max into bay x 11'1 max
Having upvc double glazed bay window to front, a range of fitted bedroom furniture including wardrobe, chest of drawers, dressing unit, coving to ceiling.

Bedroom two

11'1 x 9'2
Having a large part mirrored fronted wardrobe, upvc double glazed window to rear, radiator, coving to ceiling.

Bedroom three

7'8 x 7'6
Having upvc double glazed window to front, radiator, coving to ceiling.

Re-fitted bathroom

Having a paneled bath with shower over, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, upvc double glazed window to rear, towel rail, tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property, wooden gated access leads to the driveway which then gives access to:

Garage

18'8 x 7'6
Having garage door, service door to rear, glazed window.

Rear gardens

Comprise: lawned garden, two paved patio areas, timber garden shed. The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding B

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 for sales).

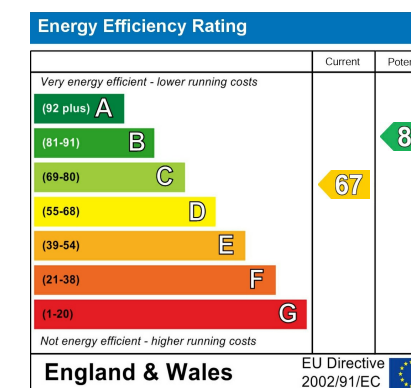
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe 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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

