



5 The Broadwell, Radbrook Green, Shrewsbury, Shropshire,
SY3 6AD

www.hbshrop.co.uk



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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:

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Offers In The Region Of £289,995

Viewing: strictly by appointment
through the agent

Offered for sale with Development Potential and NO UPWARD CHAIN. This is a well maintained, neatly presented and particularly attractive three bedroom detached house, occupying a pleasing cul-de-sac position. The property is situated within this highly desirable residential location within striking distance of excellent local amenities, highly regarded schooling, and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance porch, hallway, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom, tarmac driveway, garage, front and rear gardens, gas fired central heating, upvc triple glazing.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

Entrance porch

Having recently updated wall mounted electric consumer unit.

Wooden framed glazed door gives access to:

Hallway

Having dado rail, radiator.

Door from hallway gives access to:

Lounge

14'5 x 12'4

Having upvc triple glazed window to front, radiator, contemporary stoned electric fire set to a brick style hearth with timber mantle, coving to ceiling, TV aerial point.

Wooden framed door from lounge gives access to:

Dining room

9'7 x 7'7

Having upvc triple glazed window to rear, radiator, coving to ceiling.

Arch from dining room gives access to:

Kitchen

9'7 x 7'5

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, tiled splash surrounds, wall mounted gas fired central heating boiler, upvc double glazed window to rear, radiator, upvc double glazed door giving access to rear of property, under-stairs storage cupboard.

From hallway stairs rise to:

First floor landing

Having loft access, dado rail, upvc triple glazed window to side, airing cupboard with hot water tank cylinder unit.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom one

12'0 x 8'10

Having upvc triple glazed window to front, radiator, coving to ceiling, built-in double wardrobe.

Bedroom two

10'0 x 8'10

Having upvc triple glazed window to rear, radiator, built-in wardrobe, coving to ceiling.

Bedroom three

9'4 max x 6'7 min x 6'5

Having upvc triple glazed window to rear, radiator, over-stairs storage cupboard.

Bathroom

Having a coloured three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, tiled to walls, radiator, strip light with built-in shaver point, mirror fronted bathroom cabinet, wall mounted extractor fan, upvc triple glazed window to rear, vinyl floor covering.

Outside

To the front of the property there is a low maintenance stoned and paved front garden. To the side of this there is a tarmac driveway which gives access to:

Garage

16'5 x 8'3

Having up and over door, eye level storage cupboard, fitted shelving, fitted power and light, wooden framed glazed door giving access to rear.

To the side of the property gated access leads to the properties:

Rear gardens

Having large paved sun terrace, lawned garden, inset shrubs, mature hedging, paved pathway, timber garden shed, outside lighting point, cold water tap. The rear gardens are enclosed by fencing and mature hedging.

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.

Cavity Wall Insulation (Beads)

Installation date 29/11/2005

Guarantee Certification no: 1873817

Guarantee Period 25 years (29/11/2030)

Windows Triple Glazing

Fensa Certificate 11184119 22/04/2015 3 windows

Fensa Certificate 11300514 03/09/2015 5 windows

Ten year Fensa Guarantee

Gas Boiler

Installed and commissioned 02/12/2009

Landlord Gas safety inspection boiler and hob 03/02/2023

Electrical Safety Certificate

Valid until 2028

New fuse-board installed

COUNCIL TAX BAND C

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

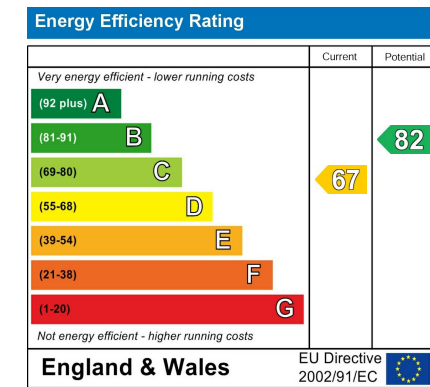
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

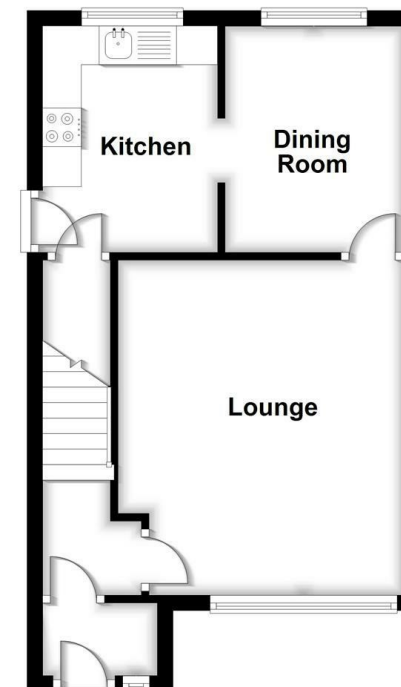
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

