



10 Bridgeford Way, Monkmoor, Shrewsbury, Shropshire, SY2 5XX

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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Offers In The Region Of £179,995

Viewing: strictly by appointment through the agent

A spacious, well proportioned and neatly presented three bedroom end of terrace house, which is situated within this convenient residential location and is well placed for easy access to excellent amenities, local schooling and is within walking distance of the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended by the agent. The accommodation briefly comprises the following: Entrance porch, hallway, lounge, separate dining room, kitchen, first floor landing, three good size bedrooms, bathroom, front and rear enclosed gardens, two allocated car parking spaces, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Entrance porch

Having wood effect flooring.

Wooden framed door gives access to:

Hallway

Having wood effect flooring, radiator, dado rail.

Door from hallway gives access to:

Lounge

14'8 x 11'11 max

Having upvc double glazed window to front, coal effect gas fire set to a marble style hearth with timber fire surround.

Door from lounge gives access to:

Dining room

10'1 x 9'4

Having upvc double glazed French doors giving access to rear gardens, radiator, under-stairs storage cupboard, tiled effect flooring.

Arch from dining room gives access to:

Kitchen

10'1 x 8'2

Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset four ring gas hob with stainless steel cooker canopy over, oven and grill, tiled effect flooring, space for appliances, tiled splash surrounds, upvc double glazed window to rear.

From hallway stairs rise to:

First floor landing

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

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

Bedroom one

11'4 x 9'2

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

Bedroom two

10'0 x 7'10 excluding recess

Having upvc double glazed window to front, radiator.

Bedroom three

9'11 x 7'3

Having upvc double glazed window to front, radiator, stair-head.

Bathroom

Having a three piece white suite comprising: panelled bath with electric shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, vinyl floor covering, radiator, upvc double glazed window to rear.

Outside

To the front of the property paved pathway gives access to front door with lawned garden to side, adjacent to this there is two allocated car parking spaces. Gated pedestrian rear access leads to the properties:

Rear gardens

Having paved patio areas, lawned garden sections, timber garden shed. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

