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www.hbshrop.co.uk



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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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This is a much improved, well presented and spacious three bedroom semi detached house being offered for sale with NO UPWARD CHAIN. The property boasts well proportioned and instantly appealing living accommodation throughout. Field Crescent is situated within this convenient residential location, within close proximity to local schooling, good amenities and is well placed for easy access to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Hallway, lounge, dining room, conservatory, re-fitted kitchen, L shaped laundry room, wet room, first floor landing, three bedrooms, re-fitted bathroom, low maintenance front garden, attractive rear enclosed gardens, brick paved driveway, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, upvc double glazed entrance door gives access to:

Hallway

Having radiator, under-stairs storage cupboard.

Part glazed door from hallway gives access to:

Lounge

14'11 x 10'5

Having upvc double glazed window to front, living flame coal effect gas fire (currently disconnected) set to a marble style hearth with decorative fire surround, coving to ceiling.

Wooden framed double doors from lounge give access to:

Dining room

10'5 x 10'0

Having coving to ceiling, radiator.

Sliding door from dining room gives access to:

Conservatory

10'9 x 8'1

Having brick base, tiled floor, range of glazed windows overlooking rear gardens, glazed roof and glazed French doors.

Door from dining room and from hallway gives access to:

Re-fitted kitchen

10'5 x 10'0

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink and mixer tap over, space for appliances, glass display cabinet, tiled splash surrounds, tiled floor, upvc double glazed window to rear.

Stable style door from re-fitted kitchen gives access to:

L shaped laundry room

16'11 max x 10'6 max

Having fitted worktop with base unit below, space for appliances, tiled floor radiator, upvc double glazed window to front, upvc double glazed door giving access to rear.

Door from laundry room gives access to:

Wet room

Having wall mounted electric shower, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, upvc double glazed windows to rear, wall mounted extractor fan, radiator.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side.

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

Bedroom one

10'6 x 9'7

Having high quality fitted wardrobes with built-in chest of drawers, radiator, upvc double glazed window to front, cupboard housing gas fire central heating boiler.

Bedroom two

14'3 x 8'3

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

Bedroom three

9'7 x 7'6

Having upvc double glazed window to front, radiator, coving to ceiling.

Re-fitted bathroom

Having an attractive three piece suite comprising: timber style panel bath with mixer shower over, wash hand basin set to vanity unit, low flush WC with hidden cistern, part tiled to walls, vinyl tiled effect floor covering, upvc double glazed window to rear, heated towel rail.

Outside

To the front of the property there is an enclosed low maintenance front garden with slated stoned sections, circular paved patio area, inset shrubs. To the side of this there is a brick paved driveway.

Rear gardens

To the rear there is a good size attractive garden, paved patio area, stoned section, lawned garden, trellising, pergola, a variety of mature shrubs, plants and bushes. 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 A

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

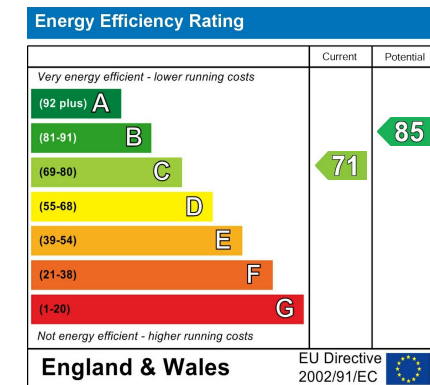
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

