

23 Netley Road, Meole Brace, Shrewsbury, Shropshire,
SY3 9PB

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 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 £189,995

Viewing: strictly by appointment through the agent

Occupying a particularly generous plot within this popular residential location. This is a spacious, well proportioned and improved three bedroom end of terrace house. The property is well placed for easy access for a variety of excellent local amenities including the Meole Brace retail park, Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing is recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, L shaped lounge/diner, re-fitted kitchen/breakfast room, first floor landing, three bedrooms, bathroom, separate WC, good sized front and rear enclosed gardens, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

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

Hallway

Having an attractively tiled floor, wall mounted digital heating control panel.

Door from hallway gives access to:

Re-fitted kitchen/breakfast room

17'11 max x 10'1 max

Having a range of attractive replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with cooker canopy over, slimline dishwasher, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances, tiled floor, three upvc double glazed windows, upvc double glazed door giving access to rear gardens, radiator.

Door from kitchen/breakfast room gives access to:

L shaped lounge/diner

18'1 max x 17'2 max

Having upvc double glazed windows to front and rear, radiator, engineered wooden flooring, contemporary gas fire set to marble style hearth with decorative fire surround, under-stairs storage cupboard.

From hallway stairs rise to:

First floor landing

Having loft access with pull down ladder, cupboard housing gas fired central heating boiler.

Doors then give access to: Three bedrooms, bathroom and separate WC.

Bedroom one

12'0 x 10'2

Having upvc double glazed windows to front and side, radiator, built-in wardrobe.

Bedroom two

10'10 x 9'7

Having upvc double glazed window to front, built-in over-stairs wardrobe, radiator.

Bedroom three

8'5 max x 7'11 max

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

Bathroom

Having a white suite comprising: panelled bath with electric shower over, glazed shower screen to side, wash hand basin with storage drawers below, heated chrome style towel rail, part tiled to walls, upvc double glazed window to rear, wall mounted extractor fan and electric heater.

Separate WC

Having low flush WC, upvc double glazed window to rear.

Outside

To the front of the property there is a good sized lawned garden with inset shrubs, bushes, low maintenance stoned sections, outside lighting point and paved pathway giving access to front door. Paved pathway then leads to the side of the property and in turn leads to the properties:

Rear gardens

Which comprise: paved patio areas, stoned sections, a variety of mature shrubs, plants and bushes, brick built garden store, 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 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

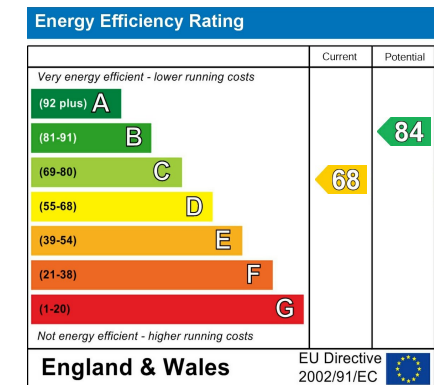
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

