



14 Grosvenor Green, Harlescott Grange, Shrewsbury,
Shropshire, SY1 3RF

www.hbshrop.co.uk



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Offers In The Region Of £175,000

Viewing: strictly by appointment
through the agent

Occupying a substantial and pleasantly situated plot. This is a well presented and particularly spacious three bedroom end of terrace house. The property is situated within this convenient residential location within close proximity to a variety of major amenities, the Shrewsbury town centre and local by-pass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing is recommended by the agent. The accommodation briefly comprises the following: Entrance hallway, lounge, separate dining room, attractive kitchen, first floor landing, three bedrooms, re-fitted bathroom, front and substantial side and rear enclosed gardens, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

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

Hallway

Having radiator.

Door from hallway gives access to:

Lounge

12'7 x 12'7

Having upvc double glazed window to front, radiator, gas fire with decorative fire surround, coving to ceiling.

Arch from lounge gives access to:

Dining room

9'4 x 9'2

Having upvc double glazed French doors giving access to rear gardens, radiator.

Doors from hallway and from dining room give access to:

Kitchen

9'3 x 9'3

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with concealed cooker extractor fan over, fitted worktops with inset stainless steel sink with mixer tap over, glass display cabinet, tiled splash surrounds, quarry tiled floor, under-stairs recess suitable for fridge freezer, under-stairs storage cupboard, radiator, upvc double glazed window to rear, upvc double glazed door giving access to gardens.

From hallway stairs rise to:

First floor landing

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

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

Bedroom one

12'10 max into recess reducing down to 11'6 x 8'0

Having upvc double glazed window to front, radiator, large fitted mirror fronted wardrobe.

Bedroom two

11'2 x 9'3

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

Bedroom three

8'9 max x 7'11 max

Having upvc double glazed window to front, radiator, over-stairs open fronted shelved storage cupboard.

Re-fitted bathroom

Having modern white suite comprising: panelled bath with electric shower over and glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, wood effect laminate flooring, two upvc double glazed windows, fully tiled to walls, heated chrome style towel rail.

Outside

Gated pedestrian access leads to a paved pathway giving access to front door. Either side of the paved pathway is a lawned garden and low maintenance stoned sections, inset shrubs and mature bushes. Gated access then leads to two useful outside brick stores.

Rear and side gardens

The rear and side gardens are a fantastic feature of the property being substantial in size. The side garden comprises: lawned garden, inset shrubs, low maintenance stoned sections, rockery, paved pathway. To the rear there is a paved sun terrace with lawned garden and a variety of specimen shrubs. The side and 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).

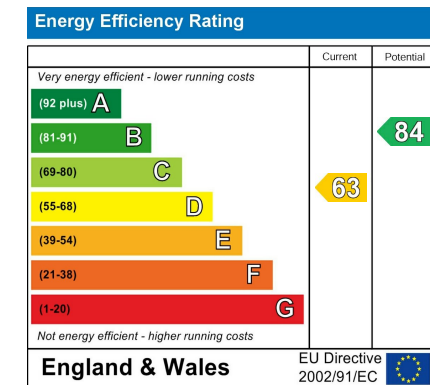
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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

