



12 Fernlea Croft, Gains Park, Shrewsbury, Shropshire, SY3 5DS

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**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 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 £159,995**

Viewing: strictly by appointment through the agent



This is a particular spacious, well proportioned three bedroom mid terrace house which has huge potential for modernisation and is being offered for sale with NO UPWARD CHAIN. The property benefits from a south west facing garden, upvc double glazed conservatory and private parking. There are excellent amenities within striking distance of the property and commuters will be pleased to know that there is easy access to the local bypass which then links up to the M54 motorway network and beyond. Viewing is recommended. The accommodation briefly comprises the following: Entrance hallway, kitchen, open plan living/dining room, upvc double glazed conservatory, first floor landing, three bedrooms, bathroom, low maintenance south west facing garden with gated access to rear, upvc double glazing, gas fired central heating, allocated car parking space.

Upvc double glazed door gives access to:

**Entrance hallway**

Having useful under-stairs storage cupboard.

Entrance hallway gives access to:

**Kitchen**

6'7 x 6'11

Having a range of eye level and base unit with built-in cupboards and drawers, fitted worktops with insert sink drainer unit with taps over, oven and grill with four ring gas hob, tiled splash surrounds, fridge freezer and space for washing machine, upvc double glazed window to front.

From entrance hallway door then gives access to:

**Open plan living/dining room**

10'4 x 19'0

Having marble feature fireplace, glazed patio doors, two upvc double glazed windows to rear, two radiators.

Door then gives access to:

**UPVC double glazed conservatory**

7'11 x 12'2

Having tiled floor, sliding doors giving access to rear gardens.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access.

Doors then gives access to: Three bedrooms and bathroom

**Bedroom one**

10'2 x 8'8

Having upvc double glazed window to rear, radiator, linen store cupboard housing gas fired central heating boiler.

**Bedroom two**

11'2 x 7'11

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

**Bedroom three**

7'4 x 9'10

Having upvc double glazed window to rear, radiator.

**Bathroom**

Having shower cubicle with electric shower over, pedestal wash hand basin, low flush WC, fully tiled to walls, extractor fan, upvc double glazed window to front, radiator.

**Outside**

The property has a private south west facing garden comprising low maintenance paved patio area with planted borders, timber store and gated access to rear.

**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			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

