



4 Cartwright Close, Bicton Heath, Shrewsbury, Shropshire,
SY3 5FY

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 £209,995

Viewing: strictly by appointment
through the agent

Constructed by renowned local builders Shropshire Homes, this is a modern two double bedroom semi detached house. The property occupies a pleasing cul-de-sac position and is situated within this sought after residential location, within close proximity to excellent amenities, highly regarded schooling and is well placed for easy access to the local bypass linking up to the M54 motorway network and medieval town centre of Shrewsbury. This property will appeal to many buyers and viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Lounge, kitchen/diner, cloakroom, first floor landing, two double bedrooms, bathroom, front and generous rear enclosed gardens, cul-de-sac position, allocated car parking spaces, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Lounge

12'0 max x 10'10
Having upvc double glazed window to front, wood effect flooring, radiator, wall mounted digital control panel, TV and telephone points.

Door from lounge gives access to:

Kitchen/diner

13'4 max reducing down to 8'5 minimum x 12'5
And comprises: a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring gas with stainless steel cooker canopy over, vinyl tiled effect floor covering upvc double glazed window to rear, upvc double glazed French doors giving access to rear gardens, radiator, recessed spotlights to ceiling, under-stairs storage cupboard.

From kitchen/diner door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, vinyl tiled effect floor covering upvc double glazed window to side.

From lounge stairs rise to:

First floor landng

Having loft access.

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

Bedroom one

12'6 x 8'2 excluding recess
Having upvc double glazed window to front, radiator, over-stairs storage cupboard.

Bedroom two

12'6 max into wardrobe recess x 8'5
Having two upvc double glazed window to rear, radiator, fitted mirror fronted wardrobe, TV aerial point, wood effect flooring.

Bathroom

Having a three piece white suite comprising: panelled bath with mixer shower over, folding glazed shower screen to side, low flush WC, part tiled to walls, upvc double glazed window to side, vinyl floor covering, shaver point, wall mounted extractor fan.

Outside

To the front of the property there is a lawned garden with paved pathway giving access to front door. Gated side access then leads to the properties good sized:

Parking

The property has two allocated parking spaces (there is one in front of the property and one designated space on your right as you enter the cul-de-sac).

Rear gardens

Comprising: paved patio area, lawned garden, fruit trees, 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 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

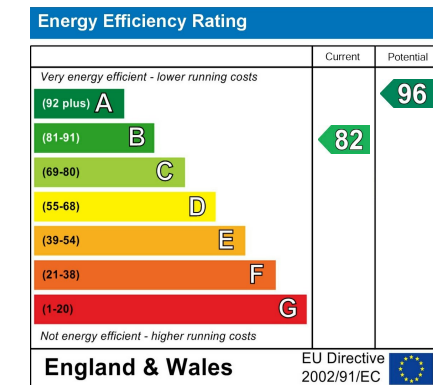
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

