

11 Leabank Close, Herongate, Shrewsbury, Shropshire, SY1 3XU

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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 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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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £205,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing end of cul-de-sac position, this is an exceptionally well-presented improved and appealing modern two double bedrooms semi-detached house. The property is situated within this popular residential location, situated within close proximity to good amenities and the Shrewsbury Town centre. Viewing comes highly recommended by the sole selling agent. The accommodation briefly comprises the following: Entrance hallway, lounge / diner, kitchen, first floor landing, two double bedrooms, re-fitted bathroom, two allocated car parking spaces, front and attractively maintained rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

**Canopy over**

Composite double glazed entrance door gives access to:

**Entrance hallway**

Having wood effect flooring, radiator, wall-mounted thermostat control unit. Doorway from hallway gives access to:

**Re-fitted kitchen**

9'2 x 7'9

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel drainer unit and mixer tap over, integrated oven, four ring gas hob with cooker canopy over, upvc double glazed window to front, tiled splash surrounds, wood effect flooring, radiator (SPACE for appliances),.

Door from hallway gives access to:

**Lounge / diner**

16'8 x 11'7

Having upvc double glazed French doors to rear gardens, radiator, attractive log effect electric fire set to a marble style hearth with decorative fire surround, television aerial point. From lounge / diner stairs rise to:

**First floor landing**

Having loft access with pull-down ladder. Doors from first floor landing then give access to two double bedrooms and re-fitted bathroom.

**Bedroom one**

11'7 x 9'3

Having two upvc double glazed windows to front, radiator.

**Bedroom two**

11'6 x 7'5

Having upvc double glazed window to rear, radiator, wood effect flooring.

**Re-fitted bathroom**

Having a three piece comprising: paneled bath with electric shower over, pedestal wash hand basin, low flush WC, vinyl tiled effect floor covering, radiator, upvc double glazed window to side, part tiled to walls, airing cupboard with hot water tank cylinder.

**Outside**

To the front of the property there is allocated parking with low maintenance brick paved pathway with stoned edgings giving access to the front entrance door. Gated side pedestrian access then leads to the property's attractive rear gardens which comprises: decked area, lawned garden, well maintained borders with inset shrubs and bushes, timber garden shed, outside security light. The rear gardens are enclosed by fencing and offer a pleasing aspect.

**Services**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**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.

**Council Tax Banding B**

**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 for 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.

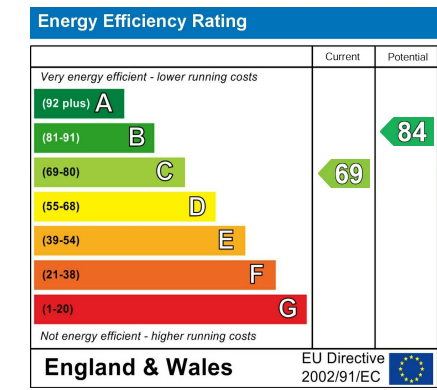
**Disclaimer**

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

**VACANT POSSESSION WILL BE GIVEN ON COMPLETION**

Please note this information is given for guidance

only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

