



9 Glendower Court, Greenfields, Shrewsbury, Shropshire,
SY1 2RG

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 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 £179,995

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, this is a modern well-presented and improved two bedroom semi-detached house, which occupies a pleasing cul-de-sac position. The property is situated within this popular residential location within close proximity to local amenities and walking distance to the Shrewsbury town centre. This property will appeal to many prospective purchaser(s) and a viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hallway, L-shaped lounge / diner, modern re-fitted kitchen, first floor landing, two bedrooms, re-fitted bathroom, front and low maintenance rear enclosed gardens, allocated carparking space, double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises the following:

Sealed unit double glazed entrance door gives access to:

Hallway

Having wooden laminate flooring, sealed unit double glazed window to side. Door from hallway gives access to:

L-shaped lounge / diner

18'4 x 10'3 max x 7'9

Having wooden laminate flooring, upvc double glazed window to front, upvc double glazed French doors giving access to the gardens, understairs storage cupboard, radiator.

Arch from lounge / diner gives access:

Re-fitted kitchen

8'5 x 5'3

Having replaced eye level and base units with built-in cupboards and drawers, integrated Zanussi oven with four ring electric hob, stainless steel cooker canopy over (SPACE for other appliances), tiled floor, tiled splash surround, upvc double glazed window to rear, fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

From hallway stairs rise to:

First floor landing

Having sealed unit double glazed window to side. Doors then give access to two bedrooms and bathroom.

Bedroom one

10'3 exc recess x 9'3

Having two upvc double glazed windows to front, store cupboard housing gas fired central heating boiler and overstairs wardrobe, radiator.

Bedroom two

8'10 x 7'5

Having sealed unit double glazed window to rear, radiator, loft access.

Re-fitted bathroom

Having a three piece suite comprising: A paneled bath with electric shower offer and glazed shower screen to side, pedestal wash hand basin, low flush WC, fully tiled to walls, upvc double glazed window to rear, vinyl tiled effect flooring, radiator, extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden with centralized pathway giving access to the front entrance door with mature hedging screening the road. To the side of the property there is a stoned area with mature bushes. To the rear there is a pleasant low maintenance garden comprising: Paved patio area, stoned sections, inset shrubs, timber garden shed, outside cold tap, gated pedestrian side access. The rear gardens are enclosed by fencing. Beyond the rear garden there is one allocated car parking space (which the vendor informs us, as you look at the bay, it's the second one in, on the left hand side).

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.

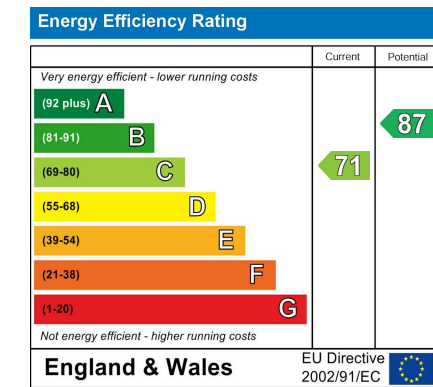
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Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

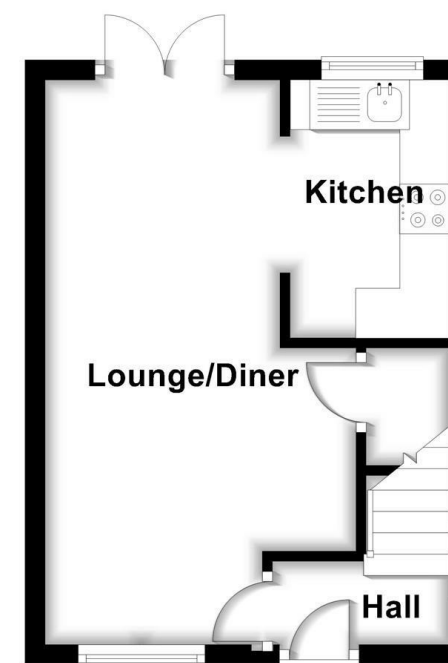
Please note this information is given for guidance only and should not be relied upon as statements or

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

Ground Floor



First Floor

