



5 Galton Drive, Telford Estate, Shrewsbury, Shropshire, SY2 5UT

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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 £269,000

Viewing: strictly by appointment through the agent

Occupying a pleasant position within this favoured residential location, this is an exceptionally well presented and much improved three bedroom semi-detached house. Telford Estate has an excellent variety of local amenities, a bus route to the Shrewsbury town centre, highly regarded local schooling, and is well placed for easy access for the bypass and the historic town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance hallway, lounge, re-fitted kitchen / diner, first floor landing, three bedrooms, front and rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating. Viewing is recommended.

Composite double glazed entrance door gives access to:

Entrance hall

Door then gives access to:

Lounge

17'0 x 13'3

Having upvc double glazed window to front, wall-mounted digitally heating control panel, radiator, contemporary stone effect electric fire. Wooden framed glazed door from lounge gives access to:

Re-fitted kitchen / diner

17'0 x 10'0

The dining area

Comprises: upvc double glazed window to rear, radiator.

Re-fitted kitchen

Comprises: a range of replaced eye level an base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, gas hob with concealed cooker canopy over, vinyl wood effect floor covering, pvc double glazed door giving access to the rear of the property, upvc double glazed window to rear.

From lounge stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, linen store cupboard. From first floor landing doors give access to three bedrooms and re-fitted bathroom.

Bedroom

13'1 x 10'0

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

Bedroom

9'1 x 8'11

Having upvc double glazed window with pleasing aspect to the rear towards neighbouring properties and Haughmond Hill, radiator, fitted wardrobe.

Bedroom

8'11 x 6'10

Having upvc double glazed window to front, radiator, stair head.

Re-fitted bathroom

Having a re-fitted three piece white suite comprising: panelled bath with shower over, shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, two upvc double glazed windows, heated chrome style towel rail, vinyl floor covering.

Outside

To the front of the property there is a lawned garden. To the side of this there is a bricked edged tarmac driveway which gives access to:

Garage

18'6 x 9'7

Having an up and over door, fitted power and light, upvc double glazed window to rear.

Outside

Gated pedestrian side access then leads to the property's rear gardens having tarmac area, bridged edgings, lawned gardens, paved patio area, a variety of shrubs, plants and bushes, outside cold tap. The rear gardens are enclosed by fencing.

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.

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 for sales).

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			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

