

8 Pensfold, Bicton Heath, Shrewsbury, Shropshire, SY3 5HF

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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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Offers In The Region Of £239,950

Viewing: strictly by appointment through the agent

Occupying a generous size plot, this is an improved, spacious and exceptionally well presented two double bedroom modern semi detached house. The property is situated within this desirable residential location and is well placed for easy reach of excellent local amenities, the Royal Shrewsbury Hospital, popular schooling and benefits from a frequent bus service into the historic town centre of Shrewsbury and the local by pass linking up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Upvc double glazed entrance porch, lounge, attractive re-fitted kitchen/diner with range of built-in appliances, first floor landing, two double bedrooms, re-fitted bathroom, extensive brick paved driveway providing ample off street parking for a number of vehicles, detached brick built single garage, landscaped low maintenance rear enclosed gardens, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access:

Upvc double glazed conservatory

Having tiled floor, range of upvc double glazed windows, polycarbonated roof,

Upvc double glazed door then gives access to:

Lounge

14'0 x 12'11 max

Having upvc double glazed windows to front and side, radiator.

Square arch from lounge gives access to:

Re fitted kitchen/diner

13'0 x 8'7

Having a range of replace eye level and base units with built-in cupboards and drawers, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, integrated double oven, fridge freezer, washing machine, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, four ring gas hob with stainless cooker canopy over, upvc double glazed window to rear, upvc double glazed door giving access to side of property, upvc double glazed French doors giving access to rear gardens, radiator, tiled floor.

From lounge stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access.

Doors from first floor landing gives access to: Two double bedrooms and re-fitted bathroom.

Bedroom one

12'0 x 9'11

Having upvc double glazed window to front, radiator, built-in wardrobe, built-in store cupboard housing gas fired central heating boiler.

Bedroom two

10'10 x 7'0

Having upvc double glazed window to rear, radiator.

Bathroom

Having a modern three piece white suite comprising: P shaped panel bath with shower attachment off taps, curved shower screen to side, low flush WC, pedestal wash hand basin, heated chrome style towel rail, recessed spotlights and extractor fan, wood effect flooring,, upvc double glazed window to rear.

Outside

To the front and side of the property there is an extensive brick paved driveway providing ample off street parking for a number of vehicles. From the driveway access is then given to a:

Detached brick built garage

18'6 x 9'4

Having up and over door, fitted power and light, pedestrian service door to side.

In between the house and garage access is then given to the property's:

Landscaped low maintenance rear gardens

Having a large Indian sandstone patio area, outside lighting point, artificial lawned garden, outside cold tap. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	78
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

