



37 The Knolls, Gains Park, Shrewsbury, Shropshire, SY3 5DR

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**Offers In The Region Of £169,995**

Viewing: strictly by appointment through the agent



Occupying a pleasant cul-de-sac position and having the added benefit of being offered for sale with NO UPWARD CHAIN. This is a deceptively spacious, extended and much improved two bedroom mid-terrace house. The property is within close proximity to a variety of excellent amenities, the Royal Shrewsbury Hospital and is well placed for easy access to the local bypass linking up to the M45 motorway network and Shrewsbury town centre. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner. upvc double glazed conservatory, re-fitted kitchen, first floor landing, two bedrooms, re-fitted bathroom, front and good size rear enclosed gardens, allocated car parking space, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

**Hallway**

Having vinyl wood effect floor covering, radiator, upvc double glazed window to side.

Wooden framed glazed door from hallway gives access to:

**Lounge/diner**

13'1 x 11'3

Having telephone point, TV aerial point.

Upvc double glazed sliding door from lounge gives access to:

**UPVC double glazed conservatory**

11'4 x 8'2

Having wood effect flooring, radiator, range of upvc double glazed windows, polycarbonate roof, upvc double glazed French doors which give access to rear gardens.

From hallway, doorway gives access to:

**Re-fitted kitchen**

6'11 x 6'6

Having eye level and base units with built-in cupboards and drawers, integrated Neff oven, four ring Neff gas hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, upvc double glazed window to front, space for appliances, vinyl wood effect floor covering.

From hallway stairs rise to:

**First floor landing**

Having loft access.

Door then give access to: Two bedrooms and re-fitted bathroom.

**Bedroom one**

10'1 x 9'7

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

**Bedroom two**

8'3 x 7'1 max into wardrobe recess

Having fitted mirror fronted double wardrobe, radiator, upvc double glazed window to rear.

**Re-fitted bathroom**

Having a three piece modern white suite comprising: panel bath with mixer shower over, low flush WC, wash hand basin with mixer tap over and storage cupboard below, shaver point, upvc double glazed window to rear, recessed LED spotlights and extractor fan to ceiling, wood effect flooring, heated chrome style towel rail.

**Outside**

To the front of the property there is a low maintenance stone garden with paved pathway giving access to front door. To the rear there is a pleasant garden comprising: extensive paved patio areas, lawned garden, useful timber garden shed, gated side access. The rear gardens are enclosed by fencing. In the nearby residence carpark there is one allocated car parking space.

**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 A**

**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.

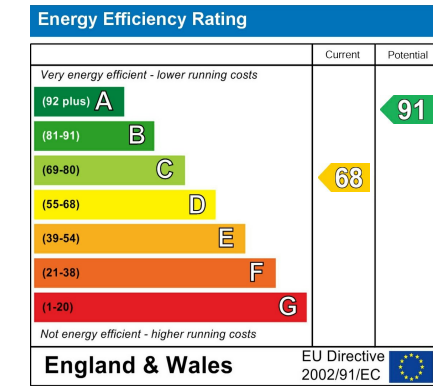
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**Disclaimer**

Any areas / measurements are approximate only

and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

