



17 Alms Court, Meole Brace, Shrewsbury, Shropshire, SY3 9JB

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 £175,000

Viewing: strictly by appointment through the agent

Occupying a pleasant position on this small development, this is a deceptively spacious, and particularly well proportioned two double semi detached house. The property is within striking distance of a range of excellent amenities, well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M43 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises the following: Entrance hall, lounge/diner, modern kitchen, first floor landing, two bedrooms, re-fitted bathroom, front and rear enclosed gardens, allocated car parking space, gas fired central heating, upvc double glazing.

The accommodation in greater detail comprises:

canopy over, upvc double glazed entrance door gives access to:

Entrance hallway

Having telephone point, wood effect flooring.

Wooden framed door from entrance hallway gives access to:

Lounge/diner

18'3 max x 9'5

Having upvc double glazed window to front, upvc double glazed door giving access to rear, upvc double window to side, wood effect flooring, radiator, coving to ceiling, under-stairs storage cupboard, coal effect gas fire set to a marble style heath with modern fire surround.

Arch from lounge/diner gives access to:

Kitchen

8'7 x 5'2

Having eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob and stainless steel cooker canopy over, wood effect flooring, tiled splash surrounds, upvc double glazed windows to rear, space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having loft access.

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

Bedroom one

10'0 x 9'6

Having two upvc double glazed windows to front, over-stairs shelved store cupboard housing Baxi gas fired central heating boiler, over-stairs wardrobe.

Bedroom two

8'9 x 7'5

Having upvc double glazed window to rear, radiator.

Re-fitted bathroom

Having a modern three piece suite comprising: panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over part tiled to walls, tiled floor, uovc double glazed window to rear, radiator.

Outside

To the front of the property there is a low maintenance paved area with paved pathway giving access to front door with mature shrubs, bushes etc. Gated pedestraian side access then leads to the property's:

Rear gardens

Which comprises: paved patio area, timber garden shed, stoned and paved sections, mature shrubs, bushes, plants etc. The rear gardens are enclosed by timber fencing and brick walling.

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).

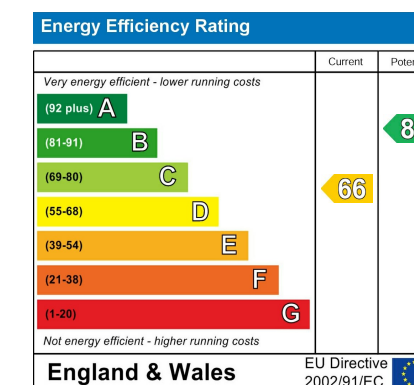
Referral fee disclaimer

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

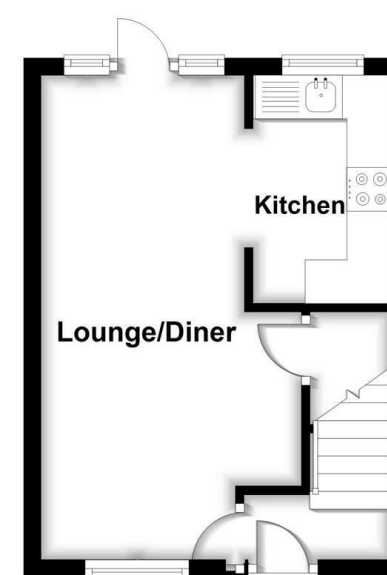
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

