



8 Farnlodge Lane, Herongate, Shrewsbury, Shropshire, SY1 3ST

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**Offers In The Region Of £239,995**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position with an outlook towards local allotments. This is a particularly spacious, well-proportioned and modern three bedroom semi-detached house. The property is situated within this favoured residential location within close proximity to local amenities, the Shrewsbury Town Centre and the local bypass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hallway, lounge, dining room, kitchen, first floor landing, master bedroom with en-suite shower room, two further bedrooms, re-fitted bathroom, front and rear enclosed gardens, driveway, garage, sealed unit double glazing, gas fired central heating, cul-de-sac position. Viewing is recommended.

The accommodation in greater detail comprises:

**Canopy over**

Part glazed wooden entrance door gives access to:

**Hallway**

Having wood effect flooring, radiator. Door from hallway gives access to:

**Lounge**

13'5 x 12'2

Having lattice effect sealed unit double glazed window to front, radiator, coal effect gas fire set to a marble style hearth with decorative fire surround, television aerial point, wood effect flooring, under-stairs storage cupboard. Arch from lounge gives access to:

**Dining room**

9'1 x 7'10

Having sliding patio doors giving access to the rear gardens, wood effect flooring, radiator, wall-mounted thermostat control unit. Door from dining room gives access to:

**Kitchen**

9'0 x 7'5

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, tiled splash surrounds, fitted worktops with stainless steel drainer unit with mixer tap over, vinyl tiled floor covering, radiator, wall-mounted gas fired central heating boiler, sealed unit double glazed window to the rear.

From hallway stairs rise to:

**First floor landing**

Having sealed unit double glazed window to side, loft access. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

**Bedroom 1**

12'5 x 11'7

Having lattice effect sealed unit double glazed window with pleasing aspect to the front towards local allotments, radiator. Arch from bedroom 1 gives access to:

**En-suite shower room**

Having tiled shower cubicle, pedestal wash hand basin, radiator, airing cupboard, extractor to ceiling.

**Bedroom 2**

9'5 x 7'11

Having sealed unit double glazed window to rear, radiator.

**Bedroom 3**

7'11 x 6'2

Having sealed unit double glazed window to rear, radiator.

**Re-fitted bathroom**

Having a modern three piece suite comprising: Paneled bath with shower attachment of tap, pedestal wash hand basin, low flush WC, vinyl wood effect flooring, radiator, part tiled to walls, wall-mounted extractor fan.

**Outside**

To the front of the property there is a low maintenance stoned frontage with paved pathway giving access to the front entrance door. To the side of this there is a tarmac driveway which gives access to:

**Garage**

17'5 x 9'1

Having an up and over door.

**Rear gardens**

Comprising: Paved patio area, lawned gardens, timber garden shed. 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 C**

**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**

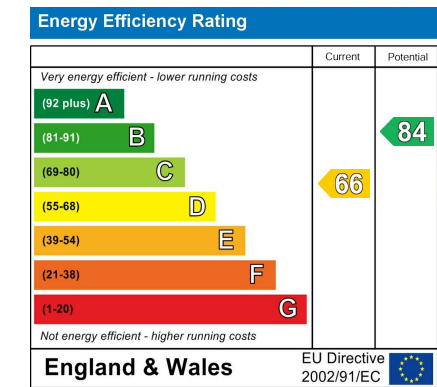
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**Disclaimer**

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**

