

9 Strickland, Harlescott, Shrewsbury, Shropshire, SY1 3PG

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 £184,995

Viewing: strictly by appointment through the agent

Occupying a pleasant cul-de-sac position. This is a well proportioned and particularly spacious three bedroom semi-detached house. The property is situated within this convenient and popular residential location, being within close proximity to a variety of good local amenities. Access to the County Town of Shrewsbury and the local bypass can be easily accessible from the property. Viewing is recommended.

The accommodation briefly comprises the following: Entrance hallway, l-shaped lounge / diner, kitchen, side entrance / lobby, first floor landing, three bedroom's, wet room, front and re-enclosed gardens, driveway, single garage, upvc double glazed window, gas fired central heating, cul-de-sac position. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over

Upvc double glazed entrance door gives access to:

Upvc double glazed entrance door gives access to:

Hallway

Having double glazed window to side, radiator. Door from hallway gives access to:

L-shaped lounge / diner

21'7 x 13'7 max

Having upvc double glazed walk-in bay fronted window to front, gas fire set to an attractive fire place / hearth with tiled mantel, one radiator, sliding patio door giving access to the rear gardens. Door from lounge / diner and from hallway gives access to:

Kitchen

11'8 x 8'8

Having eye level and base units with built-in cupboards and drawers, upvc double glazed window to rear, vinyl tiled effect floor covering, tiled splash surround, fitted wooden style worktops with inset sink with mixer tap over, wall-mounted gas fired central heating boiler (SPSACE for appliances). Part glazed door from kitchen gives access to:

Side entrance / lobby

9'11 x 4'11

Having upvc double glazed door giving access to the front of property and wooden framed glazed door giving access to the rear gardens.

From hallway stairs rise to:

First floor landing

Having loft access, upvc double glazed window to side.

Doors from first floor landing give access to three bedrooms and wet room.

Bedroom one

12'6 x 10'7

Having upvc double glazed window to front, radiator.

Bedroom two

11'7 x 8'10

Having upvc double glazed window to the rear, airing cupboard, radiator.

Bedroom three

9'1 x 8'1

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

Wet room

Having wall-mounted electric shower, wash hand basin with mixer tap over, storage cupboard below, low flush WC, two upvc double glazed windows, non-slip flooring, part tiled to walls, heated chrome style hand rail, wall-mounted extractor fan.

Outside / Front gardens

To the front of the property there is a lawned garden with mature shrubs and hedging with paved pathway giving access to the front entrance door. To the side of this there is a driveway which provides ample off street parking. Access is then given to a:

Single garage

Rear gardens

The rear gardens of the property comprises: Paved patio area, mature shrubs, bushes, lawned garden. The rear gardens are enclosed.

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

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

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

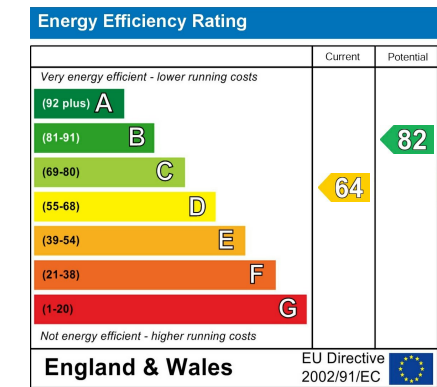
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.

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

