

38 Latchford Lane, Berwick Grange, Shrewsbury,  
Shropshire, SY1 4YG

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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:

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**Offers In The Region Of £189,995**

Viewing: strictly by appointment through the agent

Occupying a particularly secluded position on this favoured residential development north of the Shrewsbury town centre. This is a recently redecorated and recarpeted modern two bedroom mid terrace house being offered For Sale with NO UPWARD CHAIN. The property is within close proximity to an array of excellent amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. This property will appeal to many buyers and viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, first floor landing, two bedrooms, bathroom, low maintenance front and rear enclosed gardens, one allocated car parking space, gas fired central heating, UPVC double glazing, recently redecorated and recarpeted throughout. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Canopy over, double glazed entrance door gives access to:

**Entrance hallway**  
Having radiator.

Door from entrance hallway gives access to:

**Lounge**  
14'9 x 9'8  
Having UPVC double glazed window to front, radiator, coal effect electric fire set to a marble style hearth and decorative fire surround, TV and telephone points, under-stairs storage cupboard.

Door from lounge gives access to:

**Kitchen/diner**  
12'8 x 7'9  
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, fitted worktops with inset stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, tiled splash surrounds, vinyl floor covering, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, radiator.

From entrance hallway stairs rise to:

**First floor landing**  
Having doors giving access to: Two bedrooms and bathroom.

**Bedroom one**  
12'9 max x 11'2 max  
Having UPVC double glazed window to front, radiator, over-stairs airing cupboard.

**Bedroom two**  
11'4 x 6'11  
Having UPVC double glazed window to rear, radiator.

**Bathroom**  
Having a three piece suite comprising: panel bath with electric shower over, low flush WC, wash hand basin with mixer tap over and storage cupboard below, vinyl wood effect floor ceiling, radiator, UPVC double glazed window to rear, extractor fan to ceiling, part tiled to walls.

**Outside**  
To the front of the property there is one allocated car parking space, paved pathway gives access to front door with low maintenance stone frontage to side. Gated rear pedestrian access then leads to the property's:

**South westerly facing rear gardens**  
Comprising: decked area, low maintenance stone section, paved patio. 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).

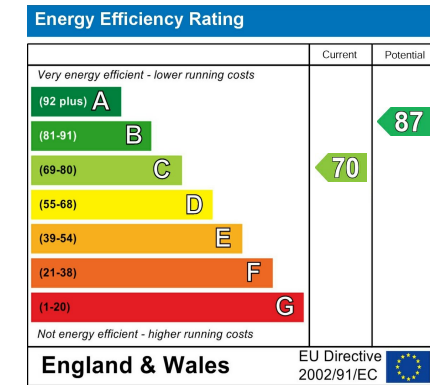
**Referral fee disclaimer**

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.

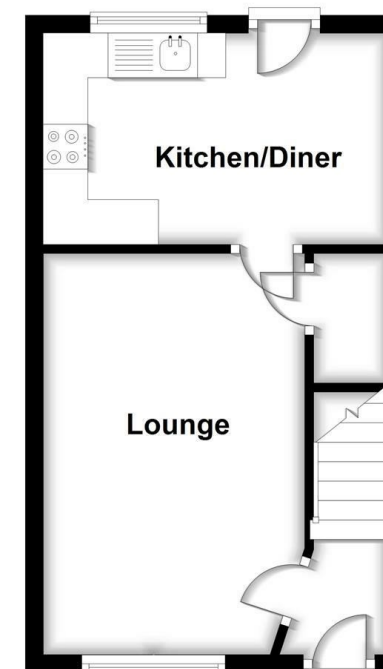
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

**Ground Floor**



**First Floor**

