

16 Fitzalan Road, Harlescott, Shrewsbury, Shropshire, SY1 3LH

www.hbshrop.co.uk



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:
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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £190,000

Viewing: strictly by appointment through the agent

A deceptively spacious, well presented and improved three bedroom semi detached house, offering well proportioned living accommodation throughout, with a pleasing aspect towards a local green. The property is situated within this convenient residential location, close proximity to a variety of major amenities, the Shrewsbury town centre and local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive kitchen/diner, first floor landing, three bedrooms, refitted bathroom, front and generous size rear enclosed gardens, useful work from home space (former utility), gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

UPVC double glazed entrance door and UPVC double glazed window to side gives access to:

Entrance hallway

Having period tiled style floor.

Door from entrance hallway gives access to:

Lounge

15'10 x 12'9

Having UPVC double glazed windows to front and side of property, attractive exposed brick fireplace with timber mantle, coving to ceiling, radiator, wood effect flooring.

Door from entrance hallway gives access to:

Attractive L shaped kitchen/diner

15'9 x 11'7 max reducing down to 8'2

Having eye level and base units with built-in cupboards and drawers, integrated slimline dishwasher, free standing range style cooker with five ring gas hob, tiled splash surrounds, wooded effect flooring, UPVC double glazed window to rear, UPVC double glazed doors giving access to rear gardens, recessed spotlights to ceiling, wood effect flooring, understairs storage cupboard, antique style radiator.

From entrance hallway stairs rise to:

First floor landing

Having useful storage cupboard, loft access housing the gas fired central heating boiler.

Doors then first floor landing then give access to: Three bedrooms and refitted bathroom.

Bedroom one

12'10 x 9'3

Having UPVC double glazed window to front, radiator, built-in recessed wardrobe area.

Bedroom two

8'10 8'7

Having UPVC double glazed window to rear, radiator, over stairs storage cupboard.

Bedroom three

9'8 x 6'6

Having UPVC double glazed window to front, antique style radiator, built-in wardrobe.

Refitted bathroom

Having a generous size bath with mixer tap over and wall mounted drench shower with handheld shower attachment off, pedestal wash hand basin, low flush WC, tiled floor, part tiled to walls, UPVC double glazed window to rear, wall hung heated towel rail, recessed spotlights to ceiling.

Outside

To the front of the property there is a lawn garden with paved pathway giving access to front door. UPVC double glazed door gives access to:

Work from home area

8'7 x 5'7

Being a former utility and comprises: Wall mounted shower, part tiled to walls, wood effect flooring, double glazed door giving access to rear.

Rear gardens

Comprise: paved patio area, lawn garden, timber garden shed, stone section, outside lighting point and cold water tap. 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).

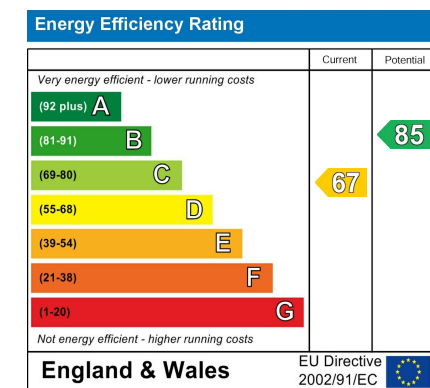
Referral fee disclaimer

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

