

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

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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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4 Cedar Close, Bayston Hill, Shrewsbury, Shropshire, SY3
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www.hbshrop.co.uk



Offers In The Region Of £300,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN, is this deceptively spacious, neatly presented and well proportioned three bedroom semi detached house. The property occupies a lovely cul-de-sac position with a generous sized plot, and is situated within this favored residential location, within close proximity to excellent amenities and being well placed for easy access to the Meole Brace retail park, local bypass linking up to the M54 motorway and the historic town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, lounge, dining room, attractive kitchen, first floor landing, three bedrooms, refitted bathroom, useful loft area, front and mature well established rear enclosed gardens, recently relayed tarmacadam driveway, detached sectional garage, double glazing, gas fired central heating, cul-de-sac position. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door with glazed windows to side gives access to:

Entrance porch

Having tiled floor.

Wooden framed glazed door from entrance porch gives access to:

Lounge

18'3 x 13'4

Having wood effect flooring, sealed unit double glazed window to front, living flame coal effect gas fire set to marble style hearth with exposed timber fire surround, radiator, coving to ceiling.

Square arch from lounge gives access to:

Dining room

11'0 x 9'6

Having wood effect flooring, radiator, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens.

Door from dining room gives access to:

Attractive kitchen

11'0 x 8'2

Having modern eye level and base unit with built-in cupboards and drawers, fitted wooden style worktops with inset circular stainless steel sink drainer unit with mixer tap over, tiled floor, understairs recess, UVC double glazed window to rear, UPVC double glazed door giving access to side/driveway of property.

From lounge stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access with pull down ladder which leads to a:

Useful loft space

Which can be used as a study/crafts area having roof window, fitted power and light.

From first floor landing doors give access to: Three bedrooms and refitted bathroom.

Bedroom one

13'5 x 10'5

Having UPVC double glazed window to front, radiator, wood effect flooring.

Bedroom two

11'3 x 10'6

Having UPVC double glazed window to rear, exposed wooden flooring, airing cupboard with hot water tank cylinder unit.

Bedroom three

7'3 x 6'11 excluding recess

Having UPVC double glazed window to front, radiator, exposed wooden flooring, over stairs storage cupboard.

Refitted bathroom

Having a three piece suite comprising: Jacuzzi style panel bath with electric shower over, glazed shower screen to side, low flush WC, wall mounted wash hand basin, fully tiled to walls, two UPVC double glazed windows, recess spotlights to ceiling, tiled floor, heated chrome style towel rail.

Outside

The property occupies a pleasing cul-de-sac position. To the front there is a recently relayed tarmacadam driveway which gives access to a detached sectional garage. The front garden of the property has a small lawn plus additional parking forecourt with mature bushes and outside lighting point.

Gated pedestrian side access then leads to the property' southerly facing mature private:

Rear enclosed garden

Which comprises: paved patio area with timber pergola, raised decked areas, lawn gardens, timber garden shed, summerhouse, outside lighting point, cold water tap. The rear gardens are enclosed by fencing and mature hedging.

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

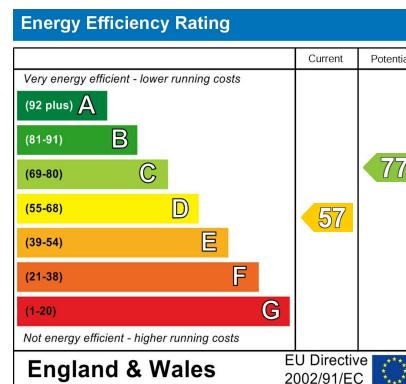
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

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

