

6 Sandown Crescent, Bowbrook, Shrewsbury,
Shropshire, SY3 8SL

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.

Offered For Sale with NO UPWARD CHAIN, is this well-proportioned and particularly spacious, three bedroom semi-detached house. The property is situated within this popular residential location, within easy reach of the Royal Shrewsbury Hospital, good local amenities, popular schooling and the Shrewsbury bypass. This property will appeal to many potential purchaser(s) with an early viewing recommended by the selling agent.

The accommodation briefly comprises, the following: Entrance hallway, L-shaped lounge / diner, Upvc double glazed conservatory, attractive kitchen, first floor landing, master bedroom with en-suite bathroom, two further bedrooms, family bathroom, driveway, garage, rear enclosed gardens, Upvc double glazing and gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.
The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator, service door to garage. Door from entrance hallway gives access to:

Lounge / diner

18'4 max x 13'11 max

Having Upvc double glazed window to rear, two radiators, living flame coal effect gas fire set to a marble style hearth with matching fire surround, television aerial point. Wooden framed sealed unit double glazed French door from lounge / diner gives access to:

Upvc double glazed conservatory

11'6 x 8'3

Having brick base, a range of Upvc double glazed windows overlooking the property's rear gardens, Upvc double glazed door giving access to the rear gardens, wall-hung radiator, polycarbonate roof.

Arch from entrance hallway gives access to:

Kitchen

9'8 x 6'10

Having eye level and base units with built-in cupboards and drawers, integrated washing machine, slim-line dishwasher, fridge, oven, microwave, four ring gas hob, fitted wooden style worktops, inset stainless steel sink with mixer tap over, tiled floor, Upvc double glazed window to the front, cupboard housing gas fired heating boiler, glass display cabinet, tiled splash surrounds, telephone extension point.

From lounge / diner stairs rise to:

First floor landing

Having loft access, airing cupboard with hot water cylinder unit. Doors from first floor landing give access to three bedrooms and bathroom.

Bedroom one

10'10 x 9'5

Having mirror fronted fitted double wardrobe, further fitted wardrobes, storage cupboard, chest of drawers and display unit, radiator, Upvc double glazed window to front. Door from bedroom one gives access to:

En-suite bathroom

Having a three piece white suite comprising: Panelled bath with mixer shower over, glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, part tiled to

walls, mirrored fronted bathroom cabinet, wall-mounted extractor fan, Upvc double glazed window to the front, radiator.

Bedroom two

10'0 x 9'3

Having Upvc double glazed window to rear, radiator.

Bedroom three

8'7 x 7'1

Having Upvc double glazed window to the rear, radiator.

Bathroom

Having a three piece suite comprising: Panelled bath with mixer shower over, wash hand basin set to vanity unit, WC with hidden cistern, radiator, part tiled to walls, wall-mounted extractor fan, Upvc double glazed window to side, radiator.

Outside

To the front of the property there is a double width tarmac driveway with shrub area to side, outside lighting point. From the driveway access is given to:

Garage

16'5 x 7'7

Having an up and over door, fitted power and light.

Gated pedestrian side access then leads to the property's rear gardens which comprises: Paved patio, decked area, paved sun terrace, lawned garden, timber garden shed, mature plants and bushes, 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 C

As taken from the Gov.uk website we are advised the property is in Band C - 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

