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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

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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 £279,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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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'

Having Upvc double glazed window to the rear, radiator.

Bathroor

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 fiont of the property there is a double width tarmacadam 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.

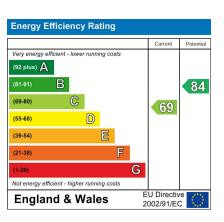
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Disclaimer

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

Conservatory Lounge/Diner Garage Hall Kitchen

Ground Floor

